

53,500



20140121000019840 1/2 \$70.50
Shelby Cnty Judge of Probate, AL
01/21/2014 02:38:52 PM FILED/CERT

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Falcon's Nest Properties, LLC
10 Southern Magnolia Lane
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of fifty-three thousand, five hundred dollars, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **FRANCES DALE HALE** of 105 Meadowgreen Lane, Montevallo, AL 35115, a married woman aka Francis Dale Hale, and **SARAH N WINTERBOTTOM**, of 9910 Hwy 31, Calera, AL 35040, a married woman, do grant, bargain, sell, and convey unto **FALCON'S NEST PROPERTIES, LLC**, an Alabama Limited Liability Company, of 10 Southern Magnolia Lane, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A townhouse at 233 Melton Street, Montevallo, AL 35115, more particularly described as:

Lot 2 according to the Map and Survey of Christy Townhomes as shown in a survey drawn by Joseph E Conn, Jr, Ala RLS 9049 on 03 March 1997, and recorded 16 April 1997 in Map book 22, page 73 in the Probate Office of Shelby County Alabama. Assigned ad valorem tax ID# 36 2 31 004 002.000.

Source of title: A warranty deed from Mike Allen to grantors herein, executed 04 September 1998 and recorded on 10 September 1998 at certificate number 1998:0910000355131 in the Shelby County Alabama Probate Office.

This property was appraised at \$77,000 by the Shelby County Revenue Commissioner as of January 2014.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, its assigns and successors forever.

FRANCES DALE HALE AND SARA N WINTERBOTTOM, do for themselves and for their administrators, heirs, and successors covenant with the said grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

In witness whereof, we, **FRANCES DALE HALE AND SARA N WINTERBOTTOM**, have set our hands and seals, this 10 January 2014.

Witness:

Steve Sears

Frances Dale Hale (Seal)
FRANCES DALE HALE

Steve Sears

Sara N. Winterbottom (Seal)
SARA N WINTERBOTTOM

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **FRANCES DALE HALE AND SARA N WINTERBOTTOM**, whose names are signed to the foregoing conveyance, and who are (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 January 2014.

Steve Sears
Notary public

my commission expires 07 Mar 2014


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