

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Verlla Shantye Jackson
2024 King Charles Place
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Forty-Eight Thousand and 00/100 Dollars (\$148,000.00), to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Cynthia S. Brothers** and husband, **John R. Brothers** (herein referred to as Grantors) do grant, bargain, sell and convey unto **Verlla Shantye Jackson** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 4, according to the survey of Spring Gate, Sector One, as recorded in Map Book 17, Page 142, and corrected in Map Book 18, Page 31, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Cynthia S. Brothers and John R. Brothers, Grantors herein, are the same people as Cynthia S. Brothers and John R. Brothers of that certain Quit Claim Deed dated July 19, 2004 and recorded in Instrument #0040726000412890. Be it known, that at the time of the execution of that certain Quit Claim Deed, this property was not the homestead of John R. Brothers, nor was it the homestead of his wife, Cynthia S. Brothers.

\$145,319.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this February 13, 2014.

20140219000045580 1/1 \$17.00
Shelby Cnty Judge of Probate, AL
02/19/2014 12:42:07 PM FILED/CERT

Cynthia S. Brothers
John R. Brothers

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Cynthia S. Brothers and John R. Brothers, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this February 13, 2014.

Notary Public

My Commission Expires: 7/26/16
Grantors' Address:
390 Knightsbridge
Alabaster, AL 35007
Property Address:
2024 King Charles Place
Alabaster, AL 35007
The consideration recited herein is the contract sales price.

Shelby County, AL 02/19/2014
State of Alabama
Deed Tax:\$3.00