

THIS INSTRUMENT WAS PREPARED BY:

Young, Wollstein, Jackson & Whittington LLC
1304 Quintard Avenue
Post Office Box 2065
Anniston, Alabama 36201

File #00031214JEW

SEND TAX NOTICE TO:

Mary Sue B. Pruett

108 Cambridge Point Dr..
Alabaster, Al 35007

WARRANTY DEED


20140306000061330 1/2 \$23.00
Shelby Cnty Judge of Probate, AL
03/06/2014 10:37:15 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED TWENTY NINE THOUSAND ONE HUNDRED FIFTY DOLLARS 00/100 (\$129,150.00), per sales contract, and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **James Patrick Johnson and wife, Trisha Ann Reinhold** (herein referred to as “Grantors”), whose address is 108 Cambridge Point Drive, Alabaster, Al., 35007 grant, bargain, sell and convey unto **Mary Sue B. Pruett** (herein referred to as “Grantee”), the following described real estate, situated in Shelby County, Alabama, located at 108 Cambridge Point Drive, Alabaster, Al., 35007, to-wit:

LOT 3, ACCORDING TO THE SURVEY OF CAMBRIDGE POINTE, FIRST SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. Advalorem property taxes for the current tax year, 2014.
- 2. Easements, restrictions, covenants and reservations of record.

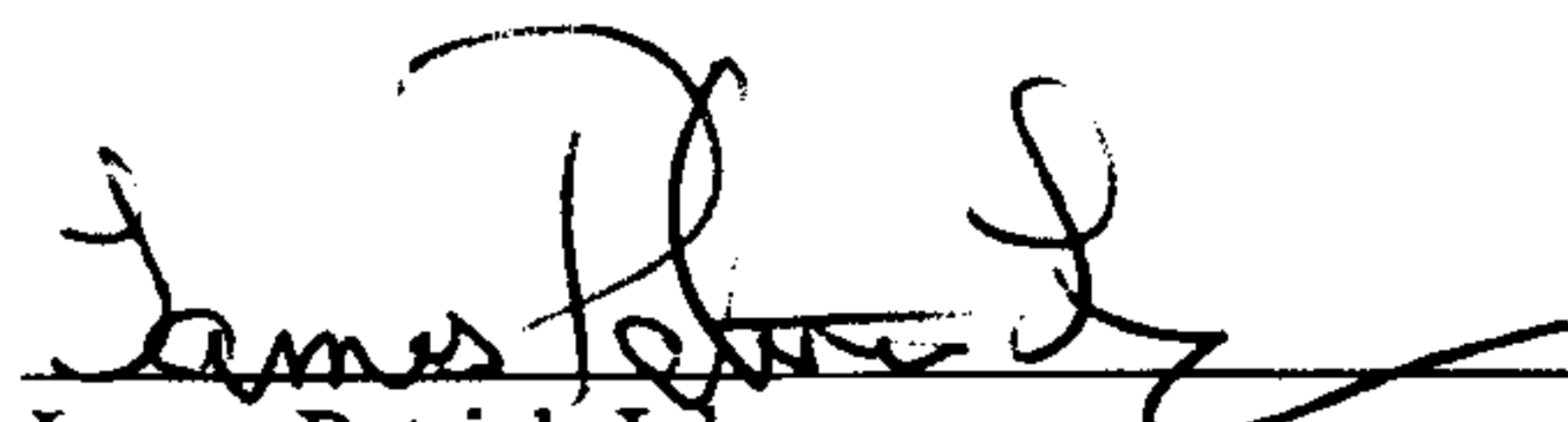
\$123,500.00, of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

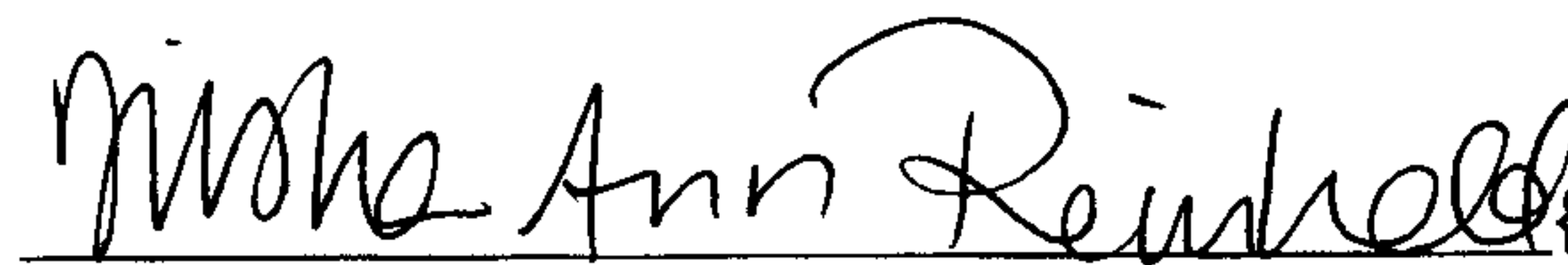
TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

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 stated 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.

Shelby County, AL 03/06/2014
State of Alabama
Deed Tax: \$6.00

IN WITNESS WHEREOF, we, have hereunto set our hands and seals this 20th day of February, 2014..


James Patrick Johnson {SEAL}


Trisha Ann Reinhold {SEAL}

STATE OF ALABAMA
COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Patrick Johnson, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, 2014.


Notary Public
My commission expires: _____

Notary Public, State of Alabama at large
My commission expires 11/20/2014

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Trisha Ann Reinhold, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, 2014.


Notary Public
My commission expires: _____

Notary Public, State of Alabama at large
My commission expires 11/20/2014


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