

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Casey Germek
146 Daventry Drive
Calera, AL 35040
(Also Property Address)

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Shelby)

That in consideration of One Hundred Thirty Thousand and No/100--- (\$130,000.00) Dollars
As evidenced by closing statement.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Zoe Ann Howard as Personal Representative for The Estate of Frances Morris, Probate Case #PR-2010-000557

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto Casey Germek
(Whose address is the property address)

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 53, according to the Survey of resurvey of Daventry, Sector 1 as recorded in Map Book 26, Page 98, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: Current Taxes, easements and restrictions of record.

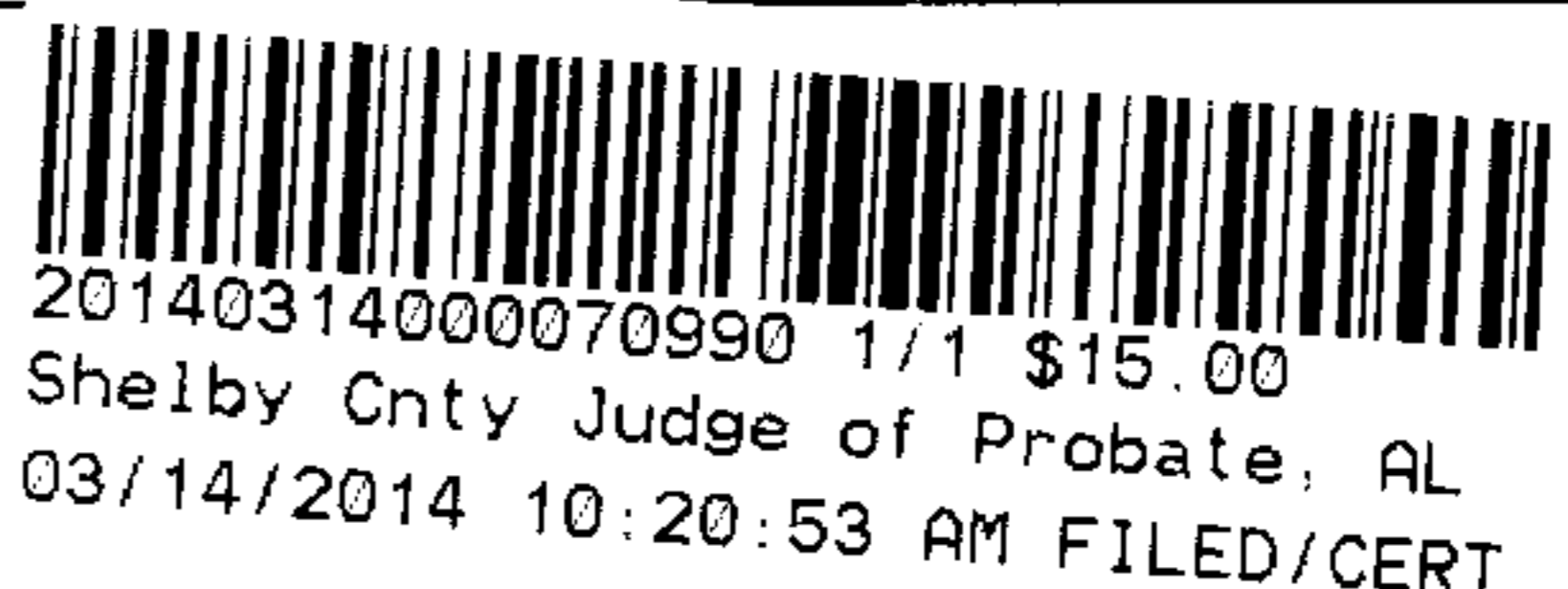
\$ 132,653.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 11th day of March, 2014.

Zoe Howard (Seal)
Zoe Ann Howard, Personal Representative



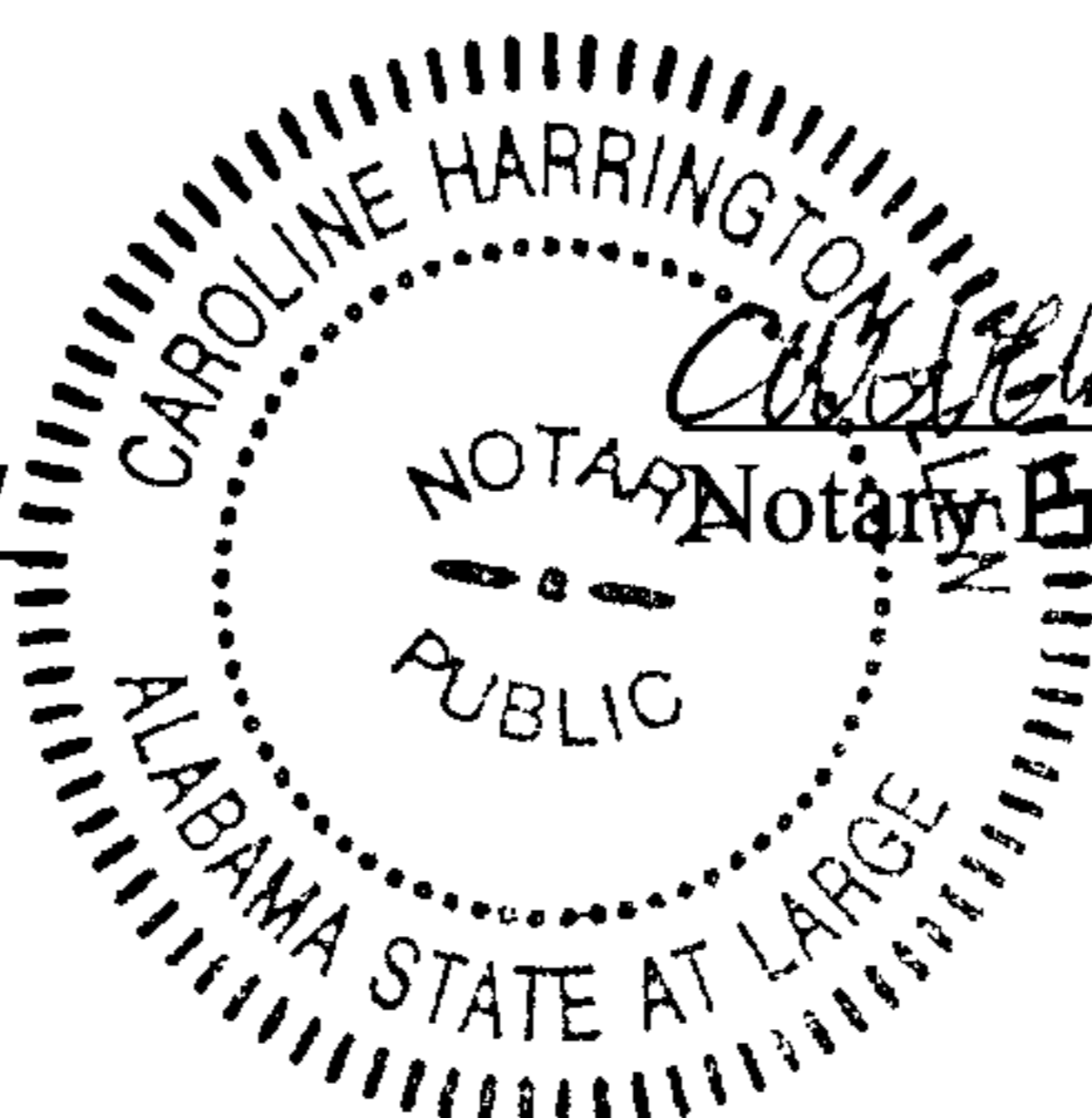
STATE OF Alabama)
Shelby COUNTY)

Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Zoe Ann Howard, whose name(s) as Personal Representative for/of The Estate of Frances Morris 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/he, in his/her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of March, A.D., 2014.

My Commission Expires: 9/22/17



Caroline Harrington Allen
Notary Public: Caroline Harrington Allen