

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:

Janice O. Jones  
3408 Crossings Way  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00), to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Faye H. O'Quinn**, an unmarried woman, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Janice O. Jones** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 3, according to the Survey of Caldwell Crossing, as recorded in Map Book 29, Page 9, in the Probate Office of Shelby County, Alabama.**

Faye H. O'Quinn and Faye Horsley O'Quinn are one and the same person.

\$216,000.00 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 I do for myself and for my heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 my hand and seal, this 8<sup>th</sup> day of April, 2014.

*Faye H. O'Quinn, by Lee Anne Bowling her Attorney in Fact*  
Faye H. O'Quinn, by Lee Anne Bowling,  
her Attorney in Fact

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that Lee Anne Bowling, whose name as Attorney in Fact for Faye H. O'Quinn, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 8th day of April, 2014.

My Commission Expires:7/26/16

{AFFIX SEAL}  
Grantor's Address:  
1030 Regent Park Drive  
Birmingham, AL 35242  
Property Address:  
3408 Crossings Way  
Birmingham, AL 35242  
The consideration recited herein  
is the contract sales price.

*Lee Anne Bowling*  
Notary Public

20140410000104420 1/1 \$38.00  
Shelby Cnty Judge of Probate, AL  
04/10/2014 12:10:53 PM FILED/CERT

Shelby County, AL 04/10/2014  
State of Alabama  
Deed Tax:\$24.00