


SEND TAX NOTICE TO:

Robert Joseph Irwin
2199 Village Lane
Calera, AL 35040


20140609000172760 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
06/09/2014 12:01:12 PM FILED/CERT

STATUTORY

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Ninety-Five Thousand and 00/100s Dollars (\$95,000.00)** the amount of which can be verified by the SALES CONTRACT to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Generation Mortgage Company, whose mailing address is 3565 Piedmont Road NE, 3 Piedmont Center, Suite 300, Atlanta, GA 30305-1538** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Robert Joseph Irwin whose mailing address is 2199 Village Lane, Calera, AL 35040** (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama** and having a property address known as 2199 Village Lane, Calera, Alabama 35040 to wit:

Lot 212D, according to the Survey of Waterford Village Sector 5, Phase 3, as recorded in Map Book 37, Page 65, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

To Have and To Hold to unto said Grantee, his, her or their heirs and assigns forever.

Note; \$95,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12th day of May, 2014.

Generation Mortgage Company

By: 

Its: Director of Defaults

STATE OF Georgia

Fulton

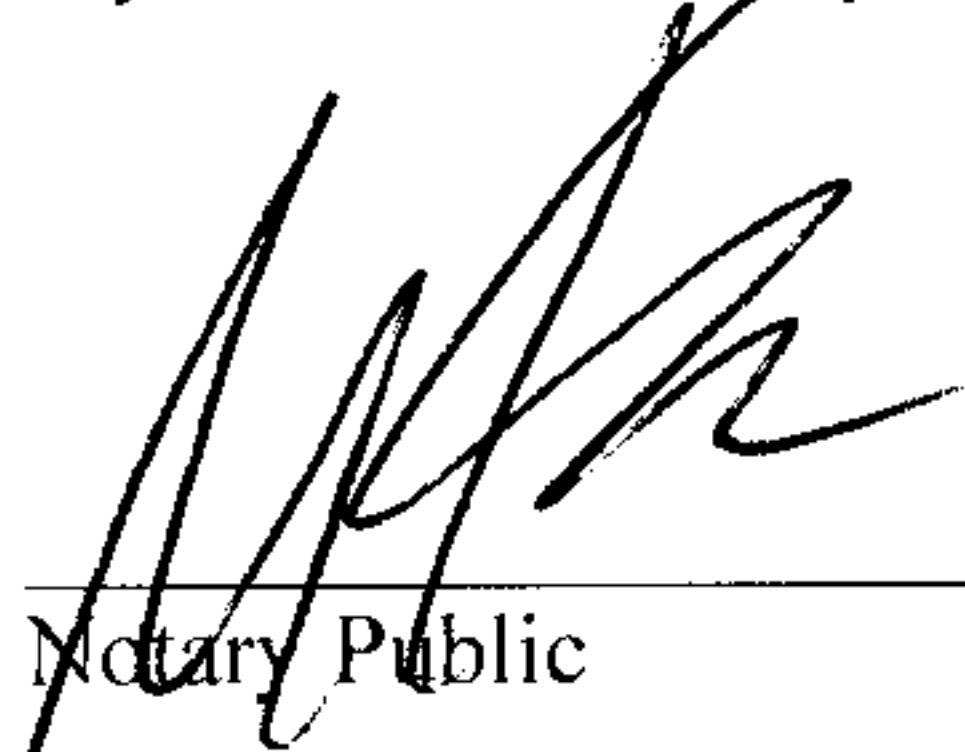
County

SS:

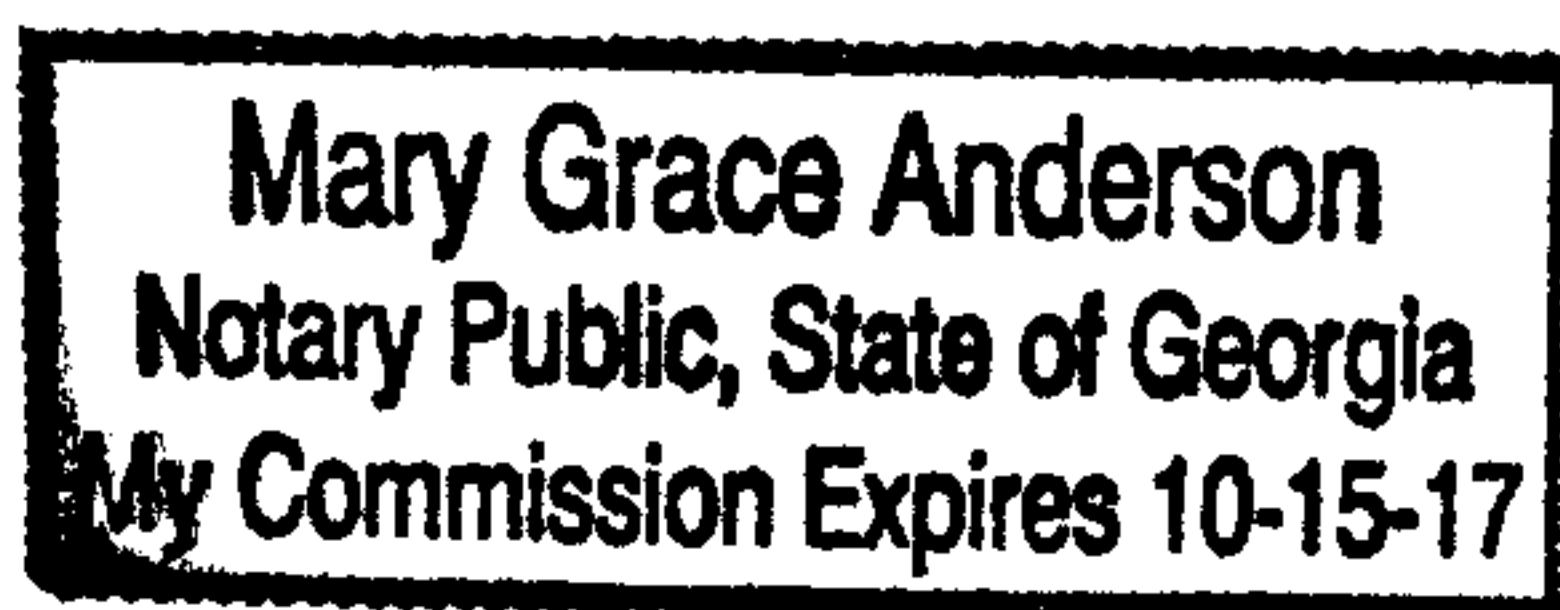
I, Mary Grace Anderson, a Notary Public in and for said county in said state, hereby certify that Johnnie Safford, the Director of Defaults of Generation Mortgage Company, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he in his capacity as exco executed the same voluntarily and with full authority on behalf of the Company.

WITNESS my hand and official seal in the county and state aforesaid this the 13th day of May, 2014.


My Commission Expires:


Notary Public

(SEAL)



This instrument was prepared by:
Jack R. Thompson, Jr., Esq.
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Ste 350
Birmingham, AL 35243
(205) 443-9027


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