

20150123000025260
01/23/2015 02:10:10 PM
DEEDS 1/2

SEND TAX NOTICE TO:

10420 Wittenberg Way
Orlando FL 32832

THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

STATUTORY

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of \$165,900.00 the amount of which can be verified by the Tax Assessors Value to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Richard Diamond a married man, whose address is 10420 Wittenberg Way Orlando FL 32832 does not constitute the homestead property of the grantor or his spouse** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Richard Diamond and Benita A. Diamond, Co-Trustees of the Richard Diamond Revocable Trust of 2007 dated 7/11/2007, whose address is 10420 Wittenberg Way Orlando FL 32832** (herein referred to as grantees), the following described real estate, situated in **Shelby** County, **Alabama** and having a property address known as 277 Old Cahaba Trail, Helena, AL 35080, to wit:

LOT 104, ACCORDING TO THE SURVEY OF OLD CAHABA, WINTER CREST SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 69, IN THE OFFICE OF THE JUDGE OF PROBATE 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, its successors and/or assigns.

Grantor makes no warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted or suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 13 day of January, 2015

[Signature]
RICHARD DIAMOND

STATE OF Florida

ORANGE County

SS:

I, LINDA S HOWARD a Notary

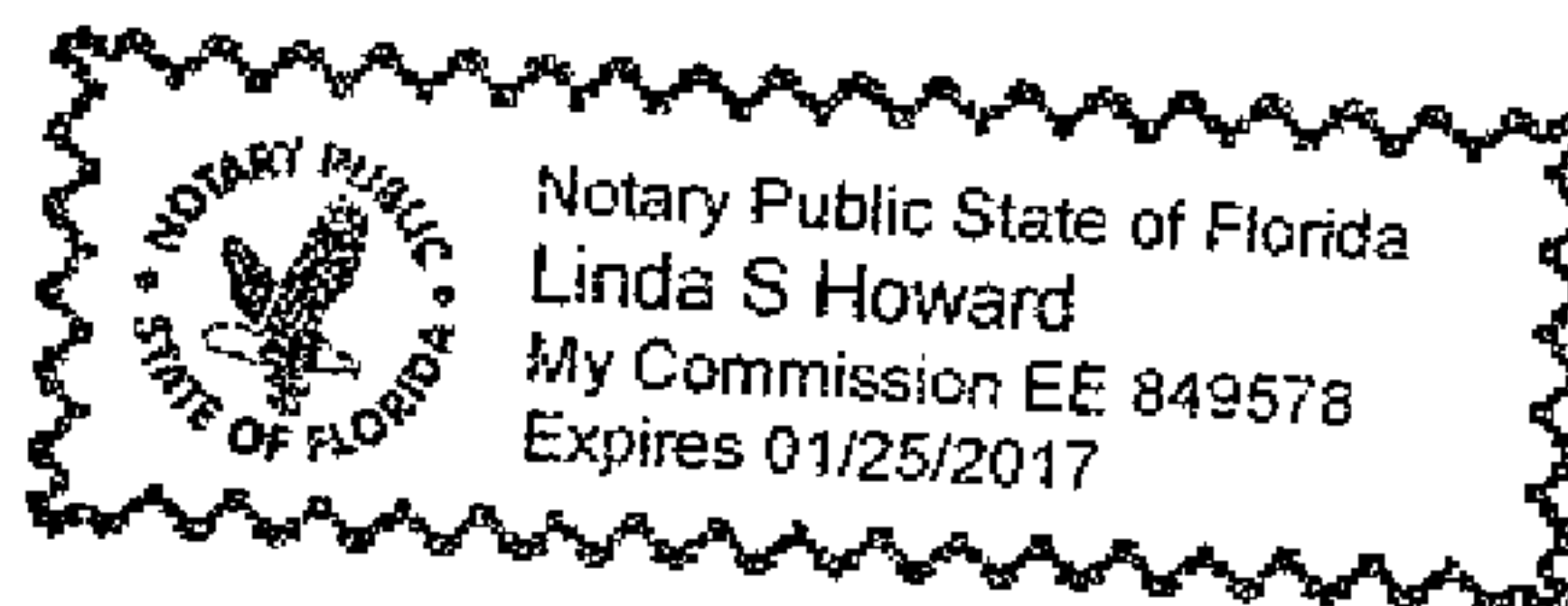
Public in and for said county in said state, hereby certify that **RICHARD DIAMOND**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, ~~HE~~ executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 13th day of JANUARY 2015.

My Commission Expires: 1/25/2017

[Signature]
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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/23/2015 02:10:10 PM
\$183.00 CHERRY
20150123000025260

[Signature]