



20120124000028550 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
01/24/2012 02:10:48 PM FILED/CERT

Shelby County, AL 01/24/2012
State of Alabama
Deed Tax:\$4.00

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Jon A. Moyer
4498 Village Green Drive
Birmingham, Alabama 35242

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **ONE HUNDRED FIFTY FIVE THOUSAND AND NO/100 (\$155,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **ALBERT E. BONDS, III and VALERIE BONDS (WHO IS ONE AND THE SAME PERSON FORMERLY KNOWN AS VALERIE K. PARKS)**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **JON A. MOYER**, (herein referred to as "Grantee"), together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 11, according to the Survey of Old Virginia, as recorded in Map Book 7, Page 117, in the Probate Office of Shelby County, LESS AND EXCEPT the East 10 feet thereof; being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2011 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 7, Page 117.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns of such survivor, forever.

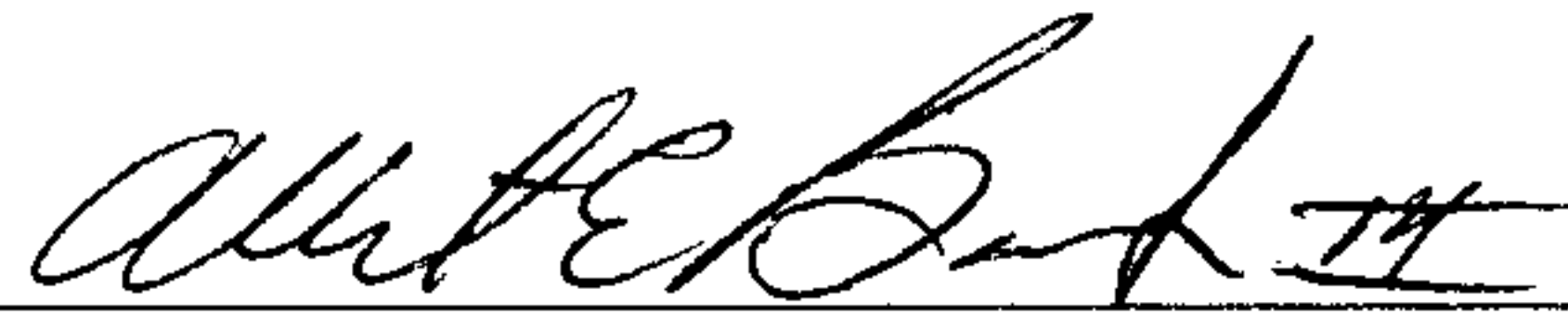
AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all

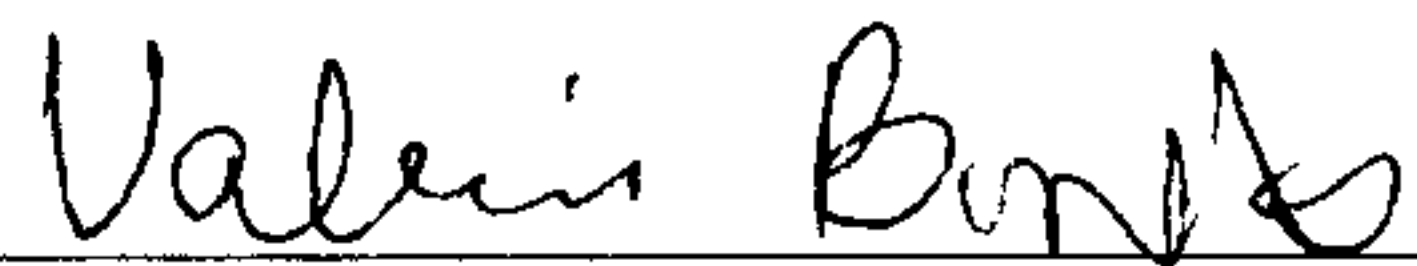
liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of January 19, 2012.

GRANTORS:


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Albert E. Bonds, III


Valerie Bonds (who is one and the same person
formerly known as Valerie K. Parks)

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Albert E. Bonds, III and Valerie Bonds (who is one and the same person formerly known as Valerie K. Parks), husband and wife, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they/he/she each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of January 19, 2012.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

