

This instrument was prepared by:

(Name) Larry L. Halcomb, Attorney
3512 Old Montgomery Highway, Suite 209
(Address) Birmingham, AL 35209

Send Tax Notice To: John Giddens
name
111 Cedar Cove Drive
Pelham, AL 35124
address

40,000.00 value

WARRANTY DEED-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Angela Giddens, A Single Woman and John Giddens, A Single Man**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

John Giddens

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

Lot 6, Block 2, according to the Survey of Cedar Cove, Phase II, as recorded in Map Book 9, Page 111, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 2012.

Subject to easement(s), building line(s) and restriction(s) as shown on recorded map.

Subject to right-of-way granted to Alabama Power Company and South Central Bell Telephone Company recorded in Real Volume 50, Page 254.

Subject to restrictions appearing of record in Real Volume 46, Page 313.

Shelby County, AL 05/15/2012
State of Alabama
Deed Tax: \$40.00

20120515000172880 1/1 \$52.00
Shelby Cnty Judge of Probate, AL
05/15/2012 09:35:34 AM FILED/CERT

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 14th
day of May, 2012

_____(Seal)
_____(Seal)
_____(Seal)

Angela Giddens (Seal)
John Giddens (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, The Undersigned, a Notary Public in and for the said County, in said State, hereby certify that Angela Giddens, A Single Woman and John Giddens, A Single Man whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 14th day of May A.D., 2012

My Commission Expires: 1/23/14

[Signature] Notary Public (SEAL)