SEND TAX NOTICE TO:

Matthew R. Burford Holly N. Burford 116 Kings Crest Lane Pelham, AL 35124

This instrument was prepared by:

Frank Steele Jones Frank Jones & Associates, LLC 500 Southland Drive, Suite 230 Hoover, AL 35226 20120605000196600 1/1 \$45.50 20120605000196600 1/1 \$45.50 Shelby Cnty Judge of Probate, AL 06/05/2012 09:58:48 AM FILED/CERT

WARRANTY DEED

State of Alabama)	
)	KNOW ALL MEN BY THESE PRESENTS
Shelby County)	

That in consideration of Three Hundred Thirty Four Thousand dollars and Zero cents (\$334,000.00), and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, Edward Van Anderson and wife, Dorothy Kathryn Anderson, by and through her attorney in fact Edward Van Anderson (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto Matthew R. Burford Holly N. Burford (hereinafter referred to as the "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 137, according to the Survey of Weatherly Windsor, Sector 5, as recorded in Map Book 14, page 104 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to ad valorem taxes for the years 2012, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

\$300,600.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

I, Frank Steele Jones, a Notary Public in and for said County, in said State, hereby certify that Edward Van Anderson and Dorothy Kathryn Anderson by and through her attorney in fact Edward Van Anderson whose names 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 for and as their own act on the day the same bears date.

Given under my hand and official seal this the 24th day of May, 2012

(SEAL)

Notary Public/

My Commission Expires: 3/14/2015

FILE NO: 2010626