

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Anthony L. Sullens
2088 Eagle Ridge Dr.
Birmingham, AL 35242
(Also Property Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Shelby)

That in consideration of Two Hundred Twenty-Two Thousand and no/100-----
(\$222,000.00) Dollars, as evidenced by closing statement.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I/we,

Melissa Foti Packer, by Timothy Donald Packer as Attorney in Fact and
Timothy Donald Packer, a married Couple, (Whose address is 2092 Eagle Ridge Dr. B'ham,
(herein referred to as GRANTORS) do grant, bargain, sell and convey, AL 35242

Anthony L. Sullens and Lara T. Sullens

(Whose address is the Property address)

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following
described real estate situated in Shelby County, Alabama to-wit:

Lot 29, according to the Survey of Townes at Brook Highland, as recorded in Map Book
30, Page 133 A & B, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements, Liens and restrictions of record.

Note: Melissa Foti Packer is one and the same person as Melissa J. Foti, by deed
recorded in Instrument #20441108000615120.

\$ 209,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of
survivorship, their heirs and assigns forever; it being the intention of the parties to this
conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint
lives of the grantees herein) in the event one grantee herein survives the other, the entire interest
in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the
heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.


IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s),
this 28th day of February, 2013.

Melissa Foti Packer (Seal)
Melissa Foti Packer As Attorney in Fact
By Timothy Donald Packer as Attorney in Fact

Timothy Donald Packer (Seal)
Timothy Donald Packer

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

General Acknowledgment


20130304000089700 1/2 \$28.00
Shelby Cnty Judge of Probate, AL
03/04/2013 02:30:57 PM FILED/CERT

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify_
Timothy Donald Packer, 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 the conveyance, he/she/they executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal this 28th day of February, A. D., 2013.

My Commission Expires: 9/22/13

Caroline Harrington Allen
Notary Public: Caroline Harrington Allen

STATE OF ALABAMA)
)
JEFFERSON COUNTY)


Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy Donald Packer, whose name is Attorney-In-Fact for/of Melissa Foti Packer, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, in his/her capacity as such has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, A.D., 2013.

My Commission Expires: 9/22/13

Caroline Harrington Allen
Notary Public: Caroline Harrington Allen


20130304000089700 2/2 \$28.00
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