


SEND TAX NOTICE TO:

Jeremy W. Anderson
Leah W. Anderson
3349 Culloden Way
Birmingham, AL 35242

This instrument prepared by:
Mark W. Macoy, Esq.
Mark W. Macoy, LLC
300 Vestavia Parkway, Suite 2300
Birmingham, Alabama 35216
(205) 795-2080


20091005000376330 1/2 \$19.50
Shelby Cnty Judge of Probate, AL
10/05/2009 12:10:46 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 10/05/2009

State of Alabama

Deed Tax : \$5.50

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Robert S. Wilcox and Marcia J. Wilcox, husband and wife** (herein referred to as "Grantors"), do grant, bargain, sell and convey unto **Jeremy W. Anderson and Leah W. Anderson, husband and wife** (herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 12, Block 10, according to the Survey of Kerry Downs a Subdivision of Inverness, as recorded in Map Book 5, Page 135, in the Probate Office of Shelby County, Alabama.

Subject to:

1. 2009 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

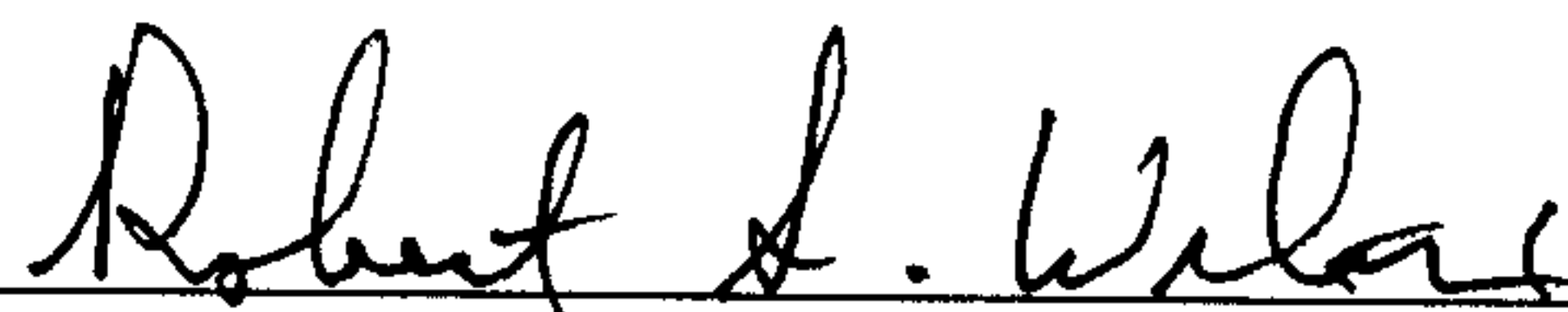
\$274,928.00 of the consideration was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

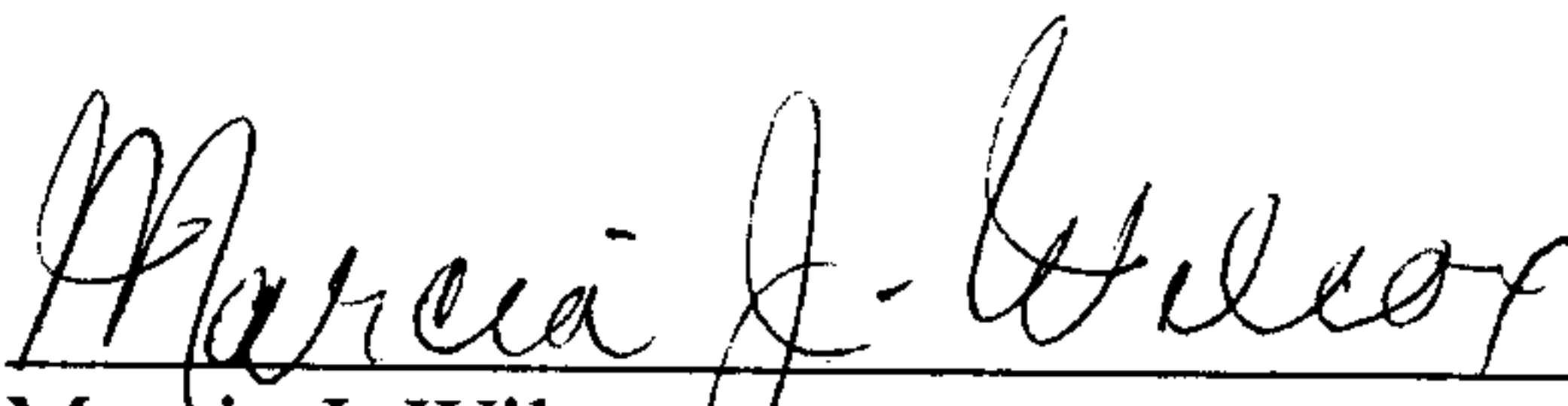
TO HAVE AND TO HOLD, to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs, executors 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, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 2nd day of October, 2009.


Robert S. Wilcox

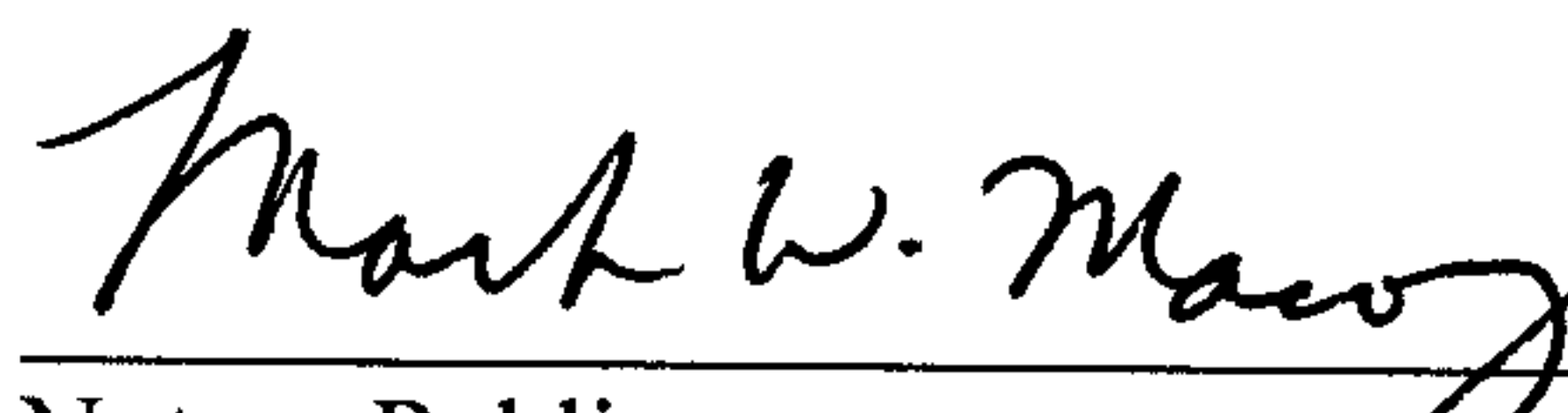

Marcia J. Wilcox

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert S. Wilcox and Marcia J. Wilcox, husband and wife, 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 on the day the same bears date.

Given under my hand and official seal this 2nd day of October, 2009.

My Commission Expires: 01/06/2010


Notary Public