


Send tax notice to:
Troy and Melissa Tabor
6255 Victoria Drive
Pelham, AL 35124

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

State of Alabama
County: Shelby


20091204000447620 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
12/04/2009 02:31:34 PM FILED/CERT

WARRANTY DEED

Shelby County, AL 12/04/2009
State of Alabama
Deed Tax : \$4.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty One Thousand and 00/100 Dollars (\$221,000.00) in hand paid to the undersigned **Colin Keith Mattox and Shannon Sudduth Mattox, husband and wife** (hereinafter referred to as "Grantors") by **Troy Tabor and Melissa Tabor** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 63, according to the Survey of Valley Station, Second Sector, as recorded in Map Book 7, Page 48, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2009 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$216,997.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantors Colin Keith Mattox and Shannon Sudduth Mattox
hereunto set their signatures and seals on November 25, 2009.


Colin Keith Mattox

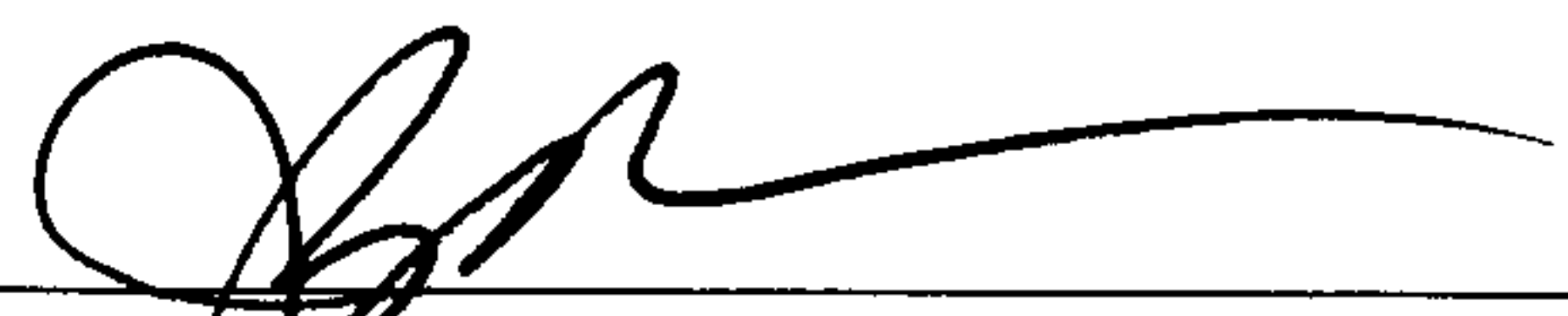

Shannon Sudduth Mattox

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Colin Keith Mattox and Shannon Sudduth Mattox, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of November 2009

(NOTARIAL SEAL)


Notary Public
Print Name: Jennifer L. Banik
Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 12, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS