

# WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Hundred Ninety-Five Thousand and 00/100 (195000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **TROY A. TABOR** and **MELISSA TABOR, HUSBAND AND WIFE** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **KERRI HEINTZ HANLON**, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

**LOT 64-A, ACCORDING TO THE FINAL PLAT OF THE RESIDENTIAL SUBDIVISION INVERNESS COVE- PHASE 2- RESURVEY #1, AS RECORDED IN MAP BOOK 36, PAGE 110 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**\$156,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.**

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.  
Ad valorem taxes for the year 2009, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 25th day of November, 2009.

  
TROY A. TABOR

  
MELISSA TABOR

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that TROY A. TABOR and MELISSA TABOR 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 seal this 25th day of November, 2009.


My Commission Exp:

  
Notary Public

THIS INSTRUMENT PREPARED BY:  
THE SNODDY LAW FIRM, LLC  
2871 ACTON ROAD, SUITE 201  
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:  
KERRI HEINTZ HANLON  
1182 INVERNESS COVE WAY  
BIRMINGHAM, AL 35242

DAVID S. SNODDY  
MY COMMISSION EXPIRES 6/18/10

  
20091207000449060 1/1 \$50.00  
Shelby Cnty Judge of Probate, AL  
12/07/2009 02:23:33 PM FILED/CERT

Shelby County, AL 12/07/2009

State of Alabama  
Deed Tax : \$39.00