


20091230000475380 1/2 \$114.00
Shelby Cnty Judge of Probate, AL
12/30/2009 11:14:17 AM FILED/CERT

Shelby County, AL 12/30/2009

State of Alabama

Deed Tax : \$100.00

FRS File No.: 553834

Customer File No.: 558670

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FIVE HUNDRED THOUSAND (\$500,000.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Thomas R. Anderson and Judy E. Anderson, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
JAN M. CLEVINGER AND WILLIAM A. CLEVINGER, WIFE AND HUSBAND
of

(herein referred to as GRANTEE), their heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 118, according to the Survey of Greystone Legacy 1st Sector, as recorded in Map Book 26, Page 79 A, B & C, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 1049 Legacy Drive, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the

* A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$400,000.00 IS
FILED HEREWITH.

same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 23rd day of November, 2007.

Thomas R. Anderson (Seal)
Thomas R. Anderson

Judy E. Anderson (Seal)
Judy E. Anderson

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas R. Anderson married (fill in marital status) whose name 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 23rd day of November, 2007.

Kelli Richeson (Seal)
Notary Public

MY COMMISSION EXPIRES MAY 1, 2011

My Commission Expires

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Judy E. Anderson married (fill in marital status) whose name 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 23rd day of November, 2007.

Kelli Richeson (Seal)
Notary Public

MY COMMISSION EXPIRES MAY 1, 2011

My Commission Expires

This document prepared by: Kayla Bocchino, Title Specialist, 120 Longwater Drive, Norwell, MA 02061


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