

This Instrument was prepared by:  
Closing Resources, LLC  
3145 Green Valley Road, Birmingham, AL 35243  
205.977-2888

Please send tax notice to: Shane and Dina Dempsey  
224 Queens Gate  
Maylene, AL 35114



20100720000230260 1/1 \$21.50  
Shelby Cnty Judge of Probate, AL  
07/20/2010 10:35:35 AM FILED/CERT

**WARRANTY DEED**

STATE OF ALABAMA ) **KNOW ALL MEN BY THESE PRESENTS:**  
SHELBY COUNTY )

That in consideration of one hundred thirty seven thousand and no/100 dollars, (\$137,000.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,

**Bradley Sanford, a married man**

(herein referred to as grantor), do hereby grant, bargain, sell and convey unto

**Shane Dempsey and Dina Dempsey**

(herein referred to as grantee) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

**Lot 245, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 6, in Map Book 30, page 86, as recorded in the Office of the Probate Judge of Shelby County, Alabama.**

Subject to easements, current taxes, restriction and covenants, set-back lines and right of ways, in any, of record.

Property is not the homestead of the grantor or his spouse.

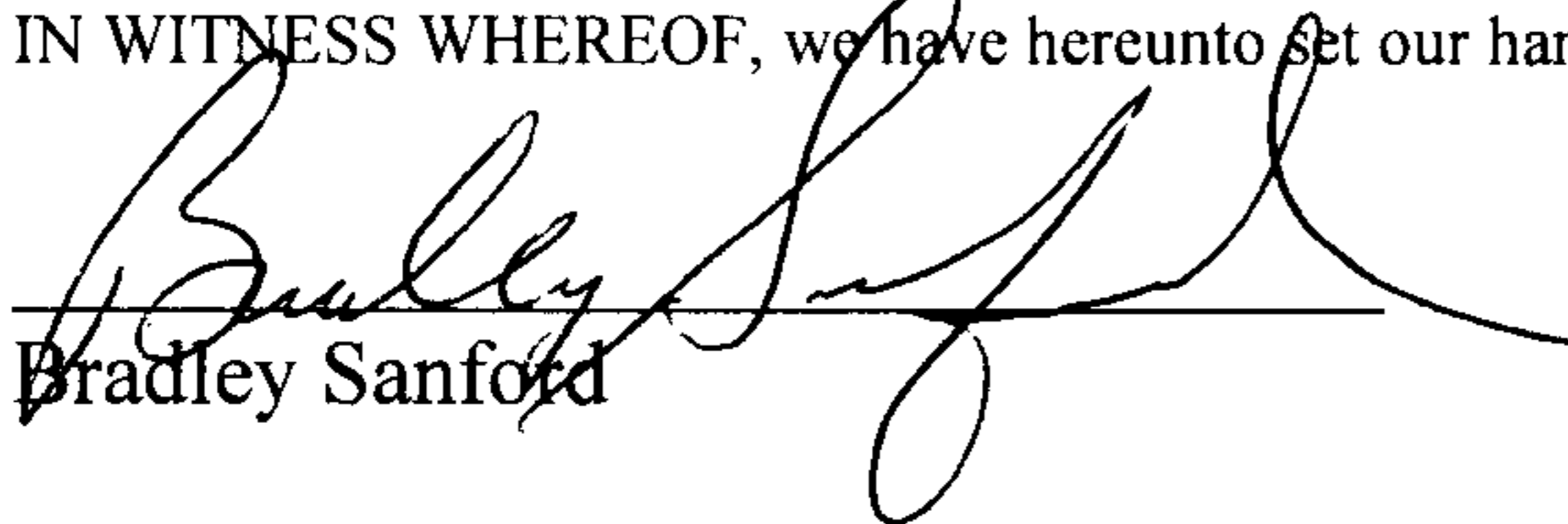
\$127,914.00 of the consideration herein was derived from a purchase money mortgage with Homeservices Lending, LLC Series A dba Homeservices Lending closed simultaneously herewith.

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated October 13, 2009 and recorded on October 23, 2009 in Instrument Number 20091211000455680.

TO HAVE AND TO HOLD to said grantee, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs 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 GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 19th day of July, 2010.

  
Bradley Sanford

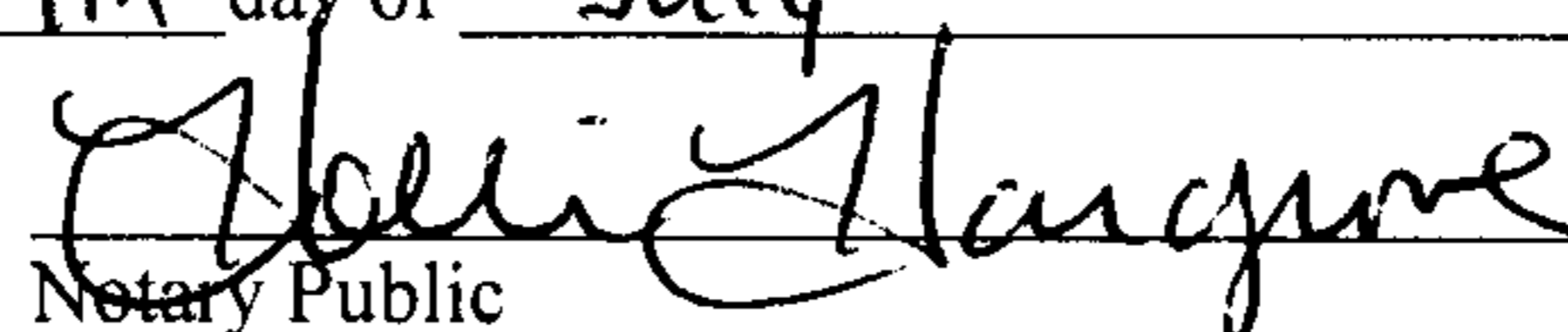
Deed Tax : \$9.50

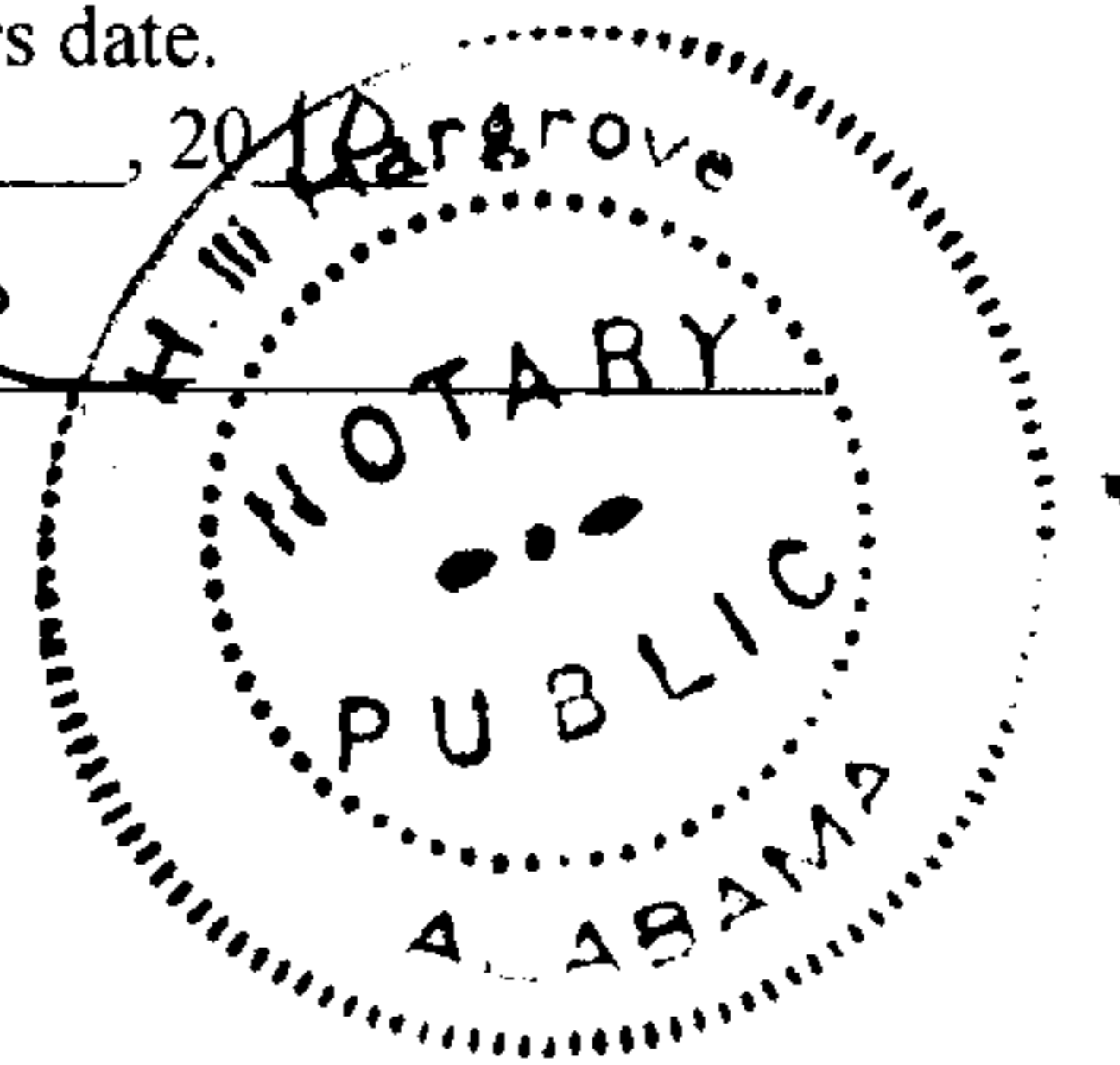
STATE OF Alabama )  
COUNTY OF Shelby )

General Acknowledgment

I, Holli Hargrove, a Notary Public in and for said County, in said State, hereby certify that Bradley Sanford whose name(s) is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of July, 2010.

  
Notary Public



My Commission Expires: 1/12/13