



20100921000310340 1/3 \$54.50
Shelby Cnty Judge of Probate, AL
09/21/2010 02:23:57 PM FILED/CERT

Send tax notice to:
Martin L. Fischer
916 10th Street SW
Alabaster, Alabama 35007
File No. 10-103

This instrument prepared by
James R. Moncus, Jr.,
Attorney at Law
1313 Alford Avenue
Birmingham, Alabama 35226

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty One Thousand Two Hundred Fifty and 00/100 Dollars (\$181,250.00), in hand paid to the undersigned, Thomas Richard Head, a Married Man, (hereinafter referred to as the "Grantors") by Martin L. Fischer and wife, Jennifer H. Fischer, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantees as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" incorporated herein by reference.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2010.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.
4. Mineral and mining rights not owned by the Grantors herein described.

(\$145,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

The property stated herein is not the homestead of the Grantor, nor that of his spouse.

TO HAVE AND TO HOLD unto 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.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises, that the premises are free from all encumbrances except as aforesaid, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 16th day of September, 2010.

Thomas Richard Head
Thomas Richard Head

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas Richard Head, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of September, 2010.

Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/23/12

State of Alabama
Deed Tax : \$36.50



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“EXHIBIT A”

Lot 12, according to the Survey of Thompson Plantation, as recorded in Map Book 11, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and Except: Part of Lot 12, of Thompson Plantation, as recorded in Map Book 11, Page 53, in the Office of the Judge of Probate, Shelby County, Alabama, more particularly described as follows:

Begin at the most Southerly corner of said Lot 12; thence in a Northeasterly direction along the most Easterly line of said Lot 12, a distance of 35.0 feet; thence 90 degrees left in a Northwesterly direction a distance of 38.87 feet to the intersection with the Southwesterly line of said Lot 12; thence 138 degrees left in a Southeasterly direction along said Southwesterly line a distance of 52.30 feet to the point of beginning.