

FILE NO: V11-005

Send Tax Notice To: Eric P. Anderson
Deanna L. Anderson
229 Park Lake Trace
Helena, Alabama 35080

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of FIVE HUNDRED DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Elaine V. Rodgers and John E. Rodgers**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Eric P. Anderson and Deanna L. Anderson, husband and wife, joint tenants with rights of survivorship** (hereinafter referred to as GRANTEES) the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

LOT 473, ACCORDING TO THE FINAL PLAT RIVERWOODS FOURTH SECTOR PHASE III, AS RECORDED IN MAP BOOK 31, PAGE 89, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This being that same property conveyed to Elaine V. Rodgers and John E. Rodgers by deed dated 3-17-06 and filed 3-20-06 in Instrument 20060320000128140.

ALL OF THE CONSIDERATION OF THIS WARRANTY DEED IS BEING PAID BY A MORTGAGE BEING FILED SIMULTANEOUSLY.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, then to the heirs and assigns of the GRANTEES, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenant with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 15th day of April, 2011.

Elaine V. Rodgers
ELAINE V. RODGERS

John E. Rodgers
JOHN E. RODGERS


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Elaine V. Rodgers and John E. Rodgers**, whose names are signed to the foregoing conveyance, and who are known to me, knowingly and willingly acknowledged before me on this day and that being informed of the contents of the Instrument signed their names on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of April, 2011.

[Signature]
NOTARY PUBLIC
My Commission Expires: 8/12/12

THIS INSTRUMENT PREPARED BY:
Brian M. Cloud, Esq.
Cloud & Tidwell, LLC
1625 Richard Arrington Jr. Blvd. S.
Birmingham, Alabama 35205


20110520000150680 1/1 \$17.00
Shelby Cnty Judge of Probate, AL
05/20/2011 10:44:38 AM FILED/CERT

Shelby County, AL 05/20/2011
State of Alabama
Deed Tax:\$5.00