


CORPORATION WARRANTY DEED


20110523000153360 1/1 \$112.00
Shelby Cnty Judge of Probate, AL
05/23/2011 03:24:12 PM FILED/CERT

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Paul A. Anderson
407 Sterling Park Circle
Alabaster, AL 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Three hundred fifty thousand and no/100 (\$350,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **Aliant Bank** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Paul A. Anderson** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 90, according to map of Sterling Gate, Sector 5, as recorded in Map Book 37, Page 114, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

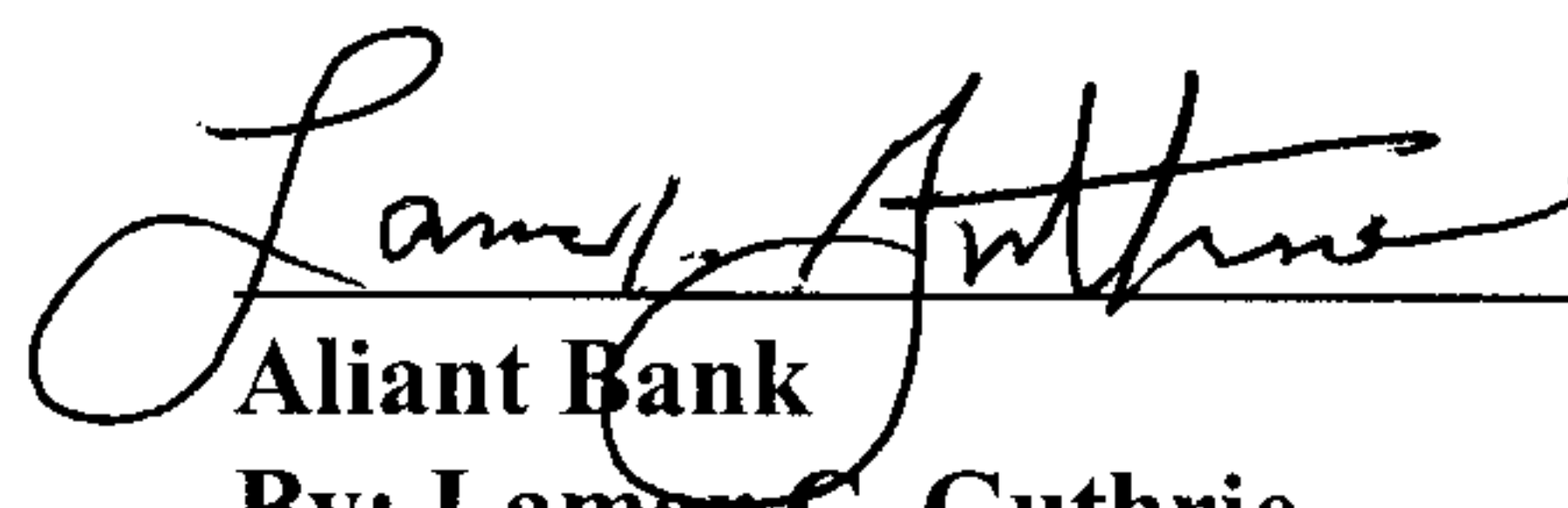
\$250,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor **Aliant Bank**, by Lamar C. Guthrie, its Senior Vice President, who is authorized to execute this conveyance, has hereunto set my hand and seal this 13th day of May, 2011.



Aliant Bank


**By: Lamar C. Guthrie
Its: Senior Vice President**

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Lamar C. Guthrie, whose name as Senior Vice President of Aliant Bank, a corporation, 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 this conveyance, he, as such officer and with full authority executed the same voluntarily for and as act of said corporation.

Given under my hand and official seal this 13th day of May, 2011.

**KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 20, 2014**



Notary Public
My Commission Expires: 10-20-2014

Shelby County, AL 05/23/2011
State of Alabama
Deed Tax: \$100.00