

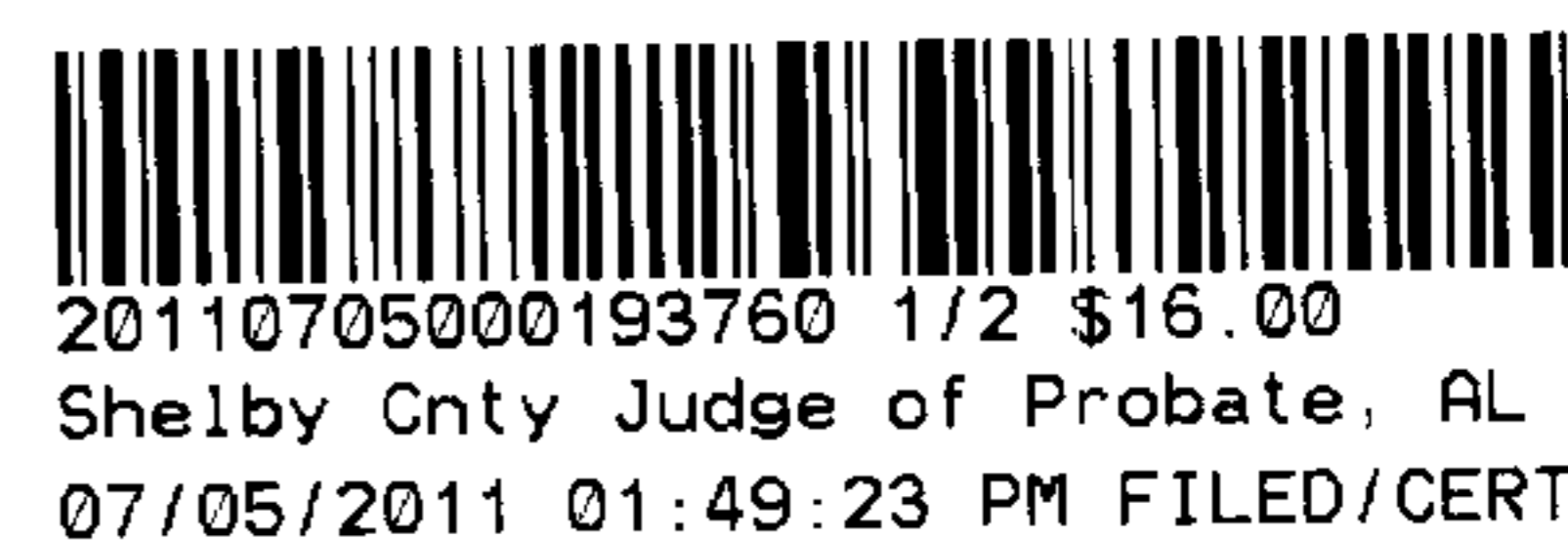
11-0200

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
JONATHAN J. ZABRON

448 WATERFORD DR
CALERA, AL 35040

WARRANTY DEED



State Of Alabama

Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fourteen Thousand Seven Hundred Fifty and 00/100 Dollars (\$114,750.00) to the undersigned Grantors, THOMAS B. GLANTON and WIFE, BLAIR A. CANANT, (hereinafter referred to as Grantors), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto JONATHAN J. ZABRON, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 438, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Taxes for the year 2011 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Restrictions appearing of record in Instrument #2001-12818
5. Right of way to F. Craig Mitchell, recorded in Deed Book 259, page 725
6. 7, page Right of way to Milford Lee, Recorded in Deed Book 317 page 30
7. Right of way to Shelby County, recorded in Deed Book 240, page 36
8. Grant to the State of Alabama for railroad as set out in REal 278, page 5
9. Mineral and mining rights and rights incident thereto recorded in REal 345, page 744 and Intrument #1995-1640
10. Terms and conditions as contained in that certain deed recordered in Instrument #1995-1640
11. Release of damges recorded in Instrument #1995-1640 and Real 345 page 744

\$118,911.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee heirs and assigns forever.

Page 2 of Warranty Deed from THOMAS B. GLANTON and BLAIR A. CANANT to
JONATHAN J. ZABRON

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and his/her 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, said Grantors have hereunto set their hand and seal this the 30th day of June, 2011.



THOMAS B. GLANTON


BLAIR A. CANANT

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that THOMAS B. GLANTON and WIFE, BLAIR A. CANANT, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, 2011.


NOTARY PUBLIC

My Commission Expires: 7/27/14

