


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20110726000217220 1/2 \$58.00
Shelby Cnty Judge of Probate, AL
07/26/2011 03:55:44 PM FILED/CERT

Send Tax Notice to:
Keith A. Bearden
414 Clayton Street
San Francisco CA 94117

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred Twelve Thousand Seven Hundred Dollars and 00/100 (\$212,700.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JENNIFER STENDER THOMAS, A SINGLE WOMAN** grant, bargain, sell and convey unto **KEITH A. BEARDEN**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 536, according to the Final Plat of Riverwoods, Fifth Sector, Phase II, as recorded in Map Book 33, Page 24, in the Probate Office of Shelby County, Alabama

Situated in Shelby County, Alabama.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way and permits of record.

Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$170160.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$0.00) of the aforementioned was paid by second mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

Shelby County, AL 07/26/2011
State of Alabama
Deed Tax: \$43.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of Apr 1, 2011.

Jennifer Stender Thomas
Jennifer Stender Thomas

STATE OF Hawaii
COUNTY OF Honolulu

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jennifer Stender Thomas**, whose name 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 the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of April, 2011.

[Signature]
Notary Public

My Commission Expires: 8/24/2012


STATE OF _____
COUNTY OF _____

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that _____, whose name 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 the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 20____.

Notary Public

My Commission Expires: _____


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Warranty Deed

2 4/5/2011
4/5/2011
[Signature]
Date

my commission exp 8/24/2012