

Send tax notice to:
H. Glenn Baxter and Mickie R. Baxter
119 Belvedere Drive
Birmingham, AL 35242

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

BHM1100674

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirteen Thousand and 00/100 Dollars (\$213,000.00) in hand paid to the undersigned **Andrew J. Woodrow III, an unmarried person** (hereinafter referred to as "Grantor"), by **H. Glenn Baxter Jr. and Mickie R. Baxter** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 53, according to the Survey of Villas Belvedere, as recorded in Map Book 29, Page 27 A & B, in the Probate Office of Shelby County, Alabama.

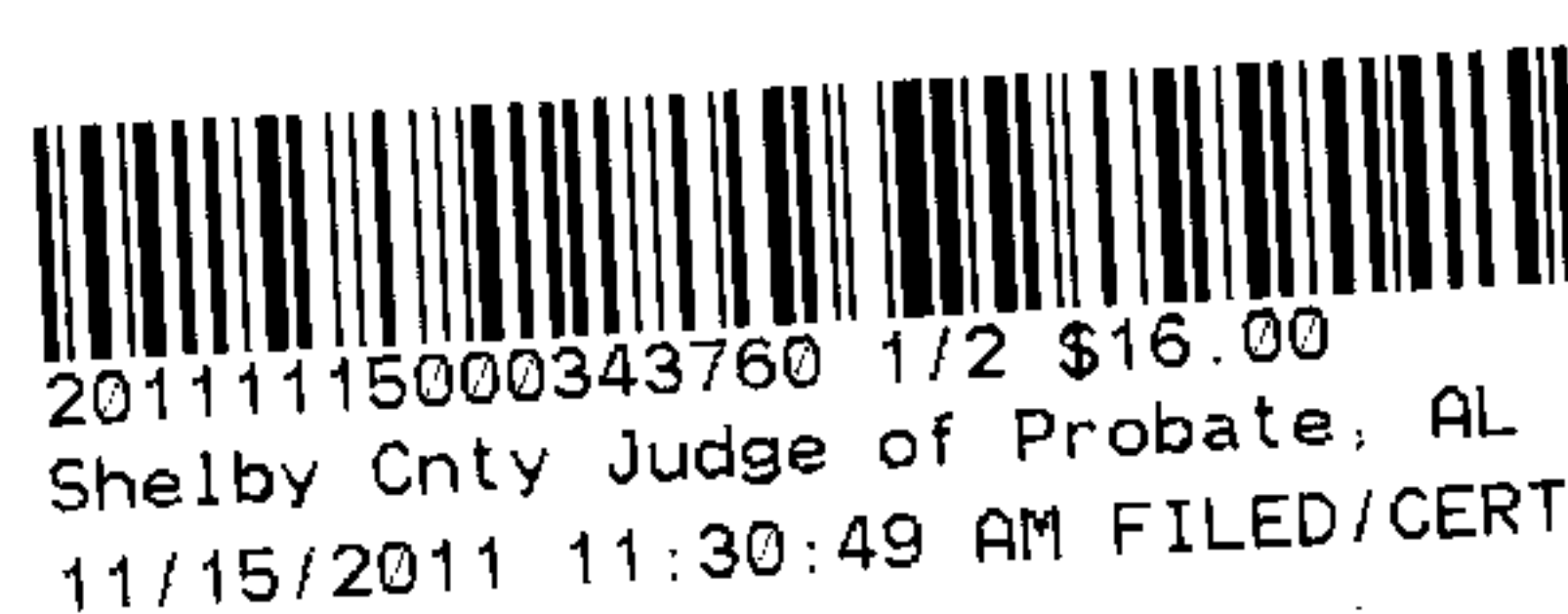
SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2012 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

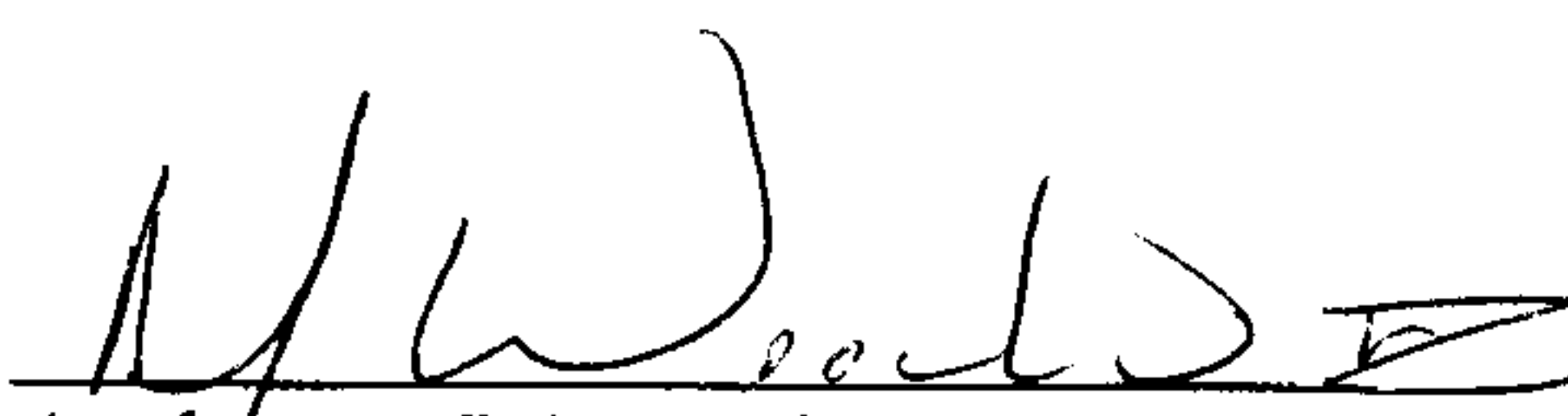
\$220,029.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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



IN WITNESS WHEREOF, Grantor Andrew J. Woodrow III has hereunto set his signature and seal on November 4, 2011.


Andrew J. Woodrow III

STATE OF ALABAMA
COUNTY OF Mobile

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew J. Woodrow III, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4 day of November 2011

(NOTARIAL SEAL)


Notary Public
Print Name: Doreen Thompson
Commission Expires: 1-31-12