This instrument was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

Send Tax Notice To:
Jenifer L. Anderson
254 High Ridge Drive
Pelham, AL 35124

Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of $143,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jennifer L. Anderson, a single woman (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to 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 same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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, their heirs and assigns forever, against the lawful claims of all persons.

Note; $145,665.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Sue B. Taylor, a single woman has/have hereunto set his/her/their hand(s) and seal(s) , this 21st day of November, 2011.

Sue B. Taylor
Sue B. Taylor

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Sue B. Taylor, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 21st day of November, 2011.

Notary Public
Commission Expires: 10/31/2012

JACK R. THOMPSON, J.R.
NOTARY
My Comm. Expires
Oct. 31, 2012
PUBLIC
STATE OF ALABAMA AT LARGE

20111130000361770 1/2 $16.00
Shelby Cnty Judge of Probate, AL
11/30/2011 02:15:20 PM FILED/CERT

S11-2793

EXHIBIT "A"
Legal Description

Lot 203, according to the Survey of High Ridge Village, Phase 5, as recorded in Map Book 29, Page 132 in the Probate Office of Shelby County, Alabama.

20111130000361770 2/2 $16.00
Shelby Cnty Judge of Probate, AL
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