

This Instrument Prepared By:
Michael W. Lindsey, Esq.
2110 Devereux Circle
Birmingham, AL 35243


SEND TAX NOTICE TO:
Daniel Paul Hanscome
4759 Sandpiper Ln.
Birmingham, AL 35244

WARRANTY DEED

Shelby County, AL 01/03/2012
State of Alabama
Deed Tax: \$212.00

STATE OF ALABAMA)

SHELBY COUNTY)


20120103000002080 1/2 \$227.00
Shelby Cnty Judge of Probate, AL
01/03/2012 01:12:19 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of **Two hundred twelve thousand and no/100 Dollars (\$212,000.00)** and other good and valuable consideration paid by the Grantee herein, the receipt of which is hereby acknowledged, **Jordan C. Baxter and Jill G. Baxter, husband and wife**, (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto **Daniel Paul Hanscome** (herein referred to as "Grantee"), all of their rights, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 16, according to the Map of Audubon Forest, as recorded in Map Book 8, Page 126, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all restrictions of record in the Probate Office of Shelby County, Alabama.

The property address is: 4759 Sandpiper Lane, Birmingham, AL 35244

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal, this 10th day of December, 2011.

Jordan C. Baxter

Jill G. Baxter

STATE OF ALABAMA)
JEFFERSON COUNTY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Jordan C. Baxter and Jill G. Baxter** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily.

Given under my hand and official seal this 10th day of December 2011.

Candice Hemington Allen
Notary Public

My Commission Expires: _____

**My Commission Expires
September 22, 2013**


20120103000002080 2/2 \$227.00
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