



20120104000003840 1/2 \$32.50
Shelby Cnty Judge of Probate, AL
01/04/2012 08:13:05 AM FILED/CERT

Send tax notice to:
Jonathan A. Tanner
6035 Eagle Point Circle
Birmingham, Alabama 35242
File No. BHM1100857

STATE OF ALABAMA
SHELBY COUNTY

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

Shelby County, AL 01/04/2012
State of Alabama
Deed Tax:\$17.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty One Thousand and 00/100 Dollars (\$341,000.00) in hand paid to the undersigned, **Anthony J Tanner, a married man** (hereinafter referred to as "Grantor"), by **Jonathan A Tanner** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 701, according to the Survey of Eagle Point, 7th Sector, as recorded in Map Book 20, Page 18 in the Office of the Judge of Probate of Shelby County, Alabama.

The herein described property does not constitute the homestead of the grantor nor that of his spouse.

SUBJECT TO:

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

**\$323,950.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.**

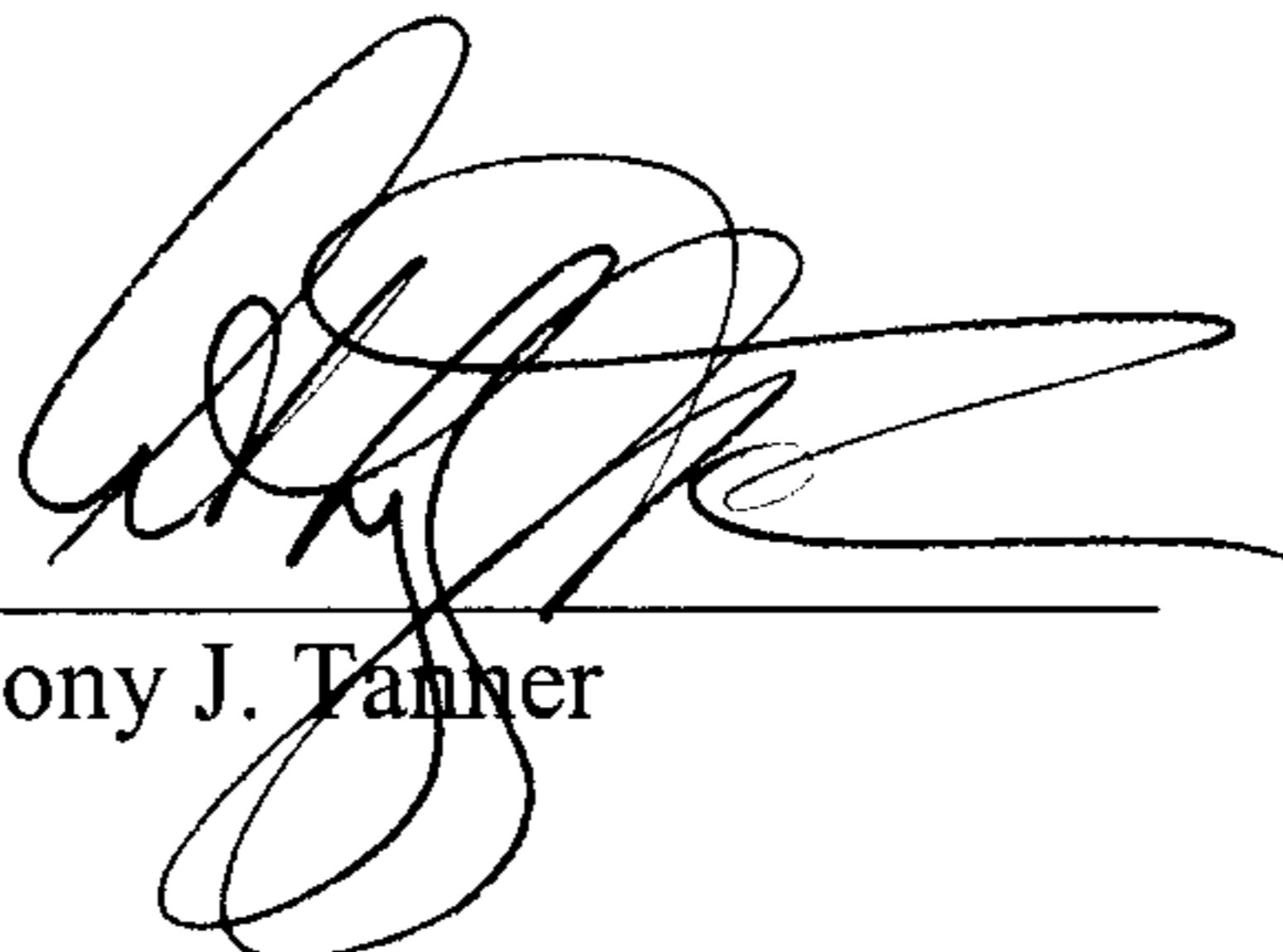
The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as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

TO HAVE AND TO HOLD to Grantee his heirs, executors, administrators and assigns forever.



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IN WITNESS WHEREOF, Grantor, Anthony J. Tanner, has set his signature and seal on this, the 27th day of December, 2011.



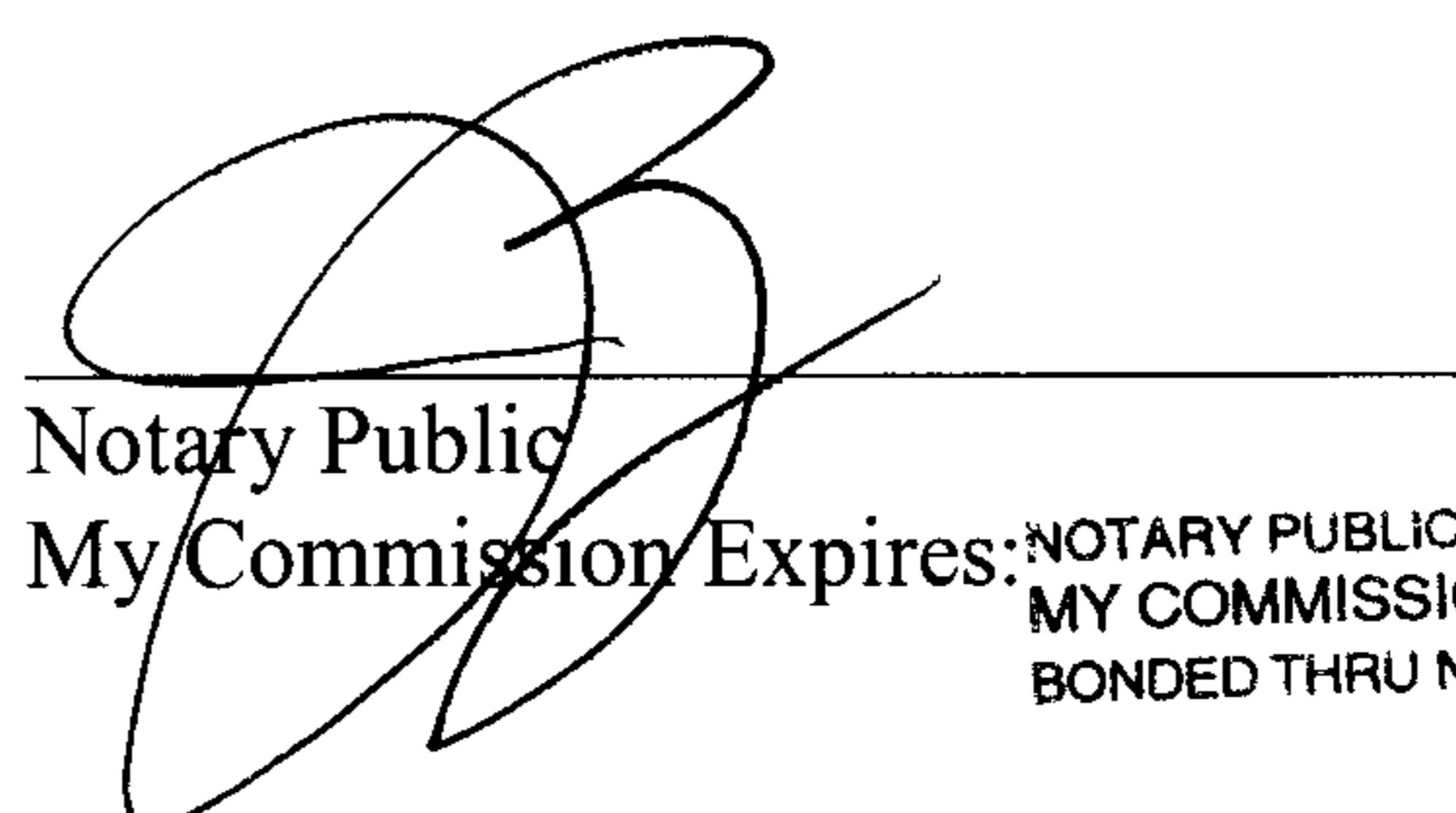
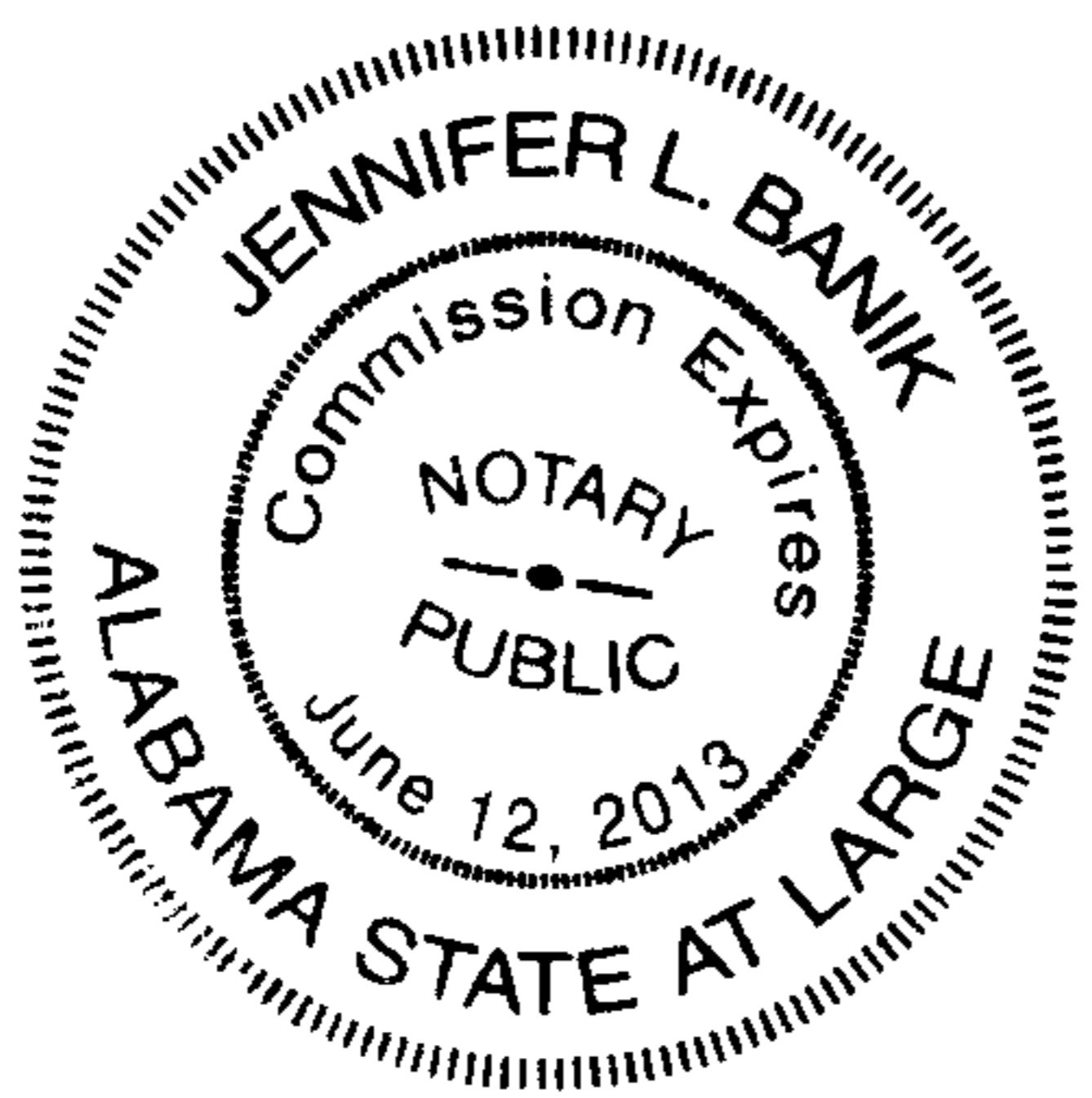
Anthony J. Tanner

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jennifer L. Banik, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony J. Tanner, a married man, 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 27th day of December, 2011.

(Notary Seal)



Notary Public
My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARG
MY COMMISSION EXPIRES: June 12, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITER