

This instrument was prepared by:
William H. Halbrooks, Attorney
Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Paul F. Laning
4620 S. Lakeridge Dr.
Birmingham, AL 352



20120109000010490 1/2 \$240.00
Shelby Cnty Judge of Probate, AL
01/09/2012 02:02:21 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Four Hundred Fifty-Thousand and no/100-----(\$450,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I/we, David L. Mulder, an unmarried man, and Cynthia E. Mulder, an unmarried woman

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Paul F. Laning and Sharon H. Laning

(herein referred to as GRANTEEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 9, according to the Survey of Amended Map of LakeRidge Subdivision, as recorded in Map Book 12, Page 51, in the Probate Office of Shelby County, Alabama. Subject to current taxes, easements and restrictions of record.

\$ 225,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns that 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 28th day
of December, 2011.

David L. Mulder by Cynthia E. Mulder (Seal)
David L. Mulder, by Cynthia E. Mulder,
Attorney in fact

Cynthia E. Mulder (Seal)
Cynthia E. Mulder

STATE OF ALABAMA)
)
)
 JEFFERSON COUNTY)

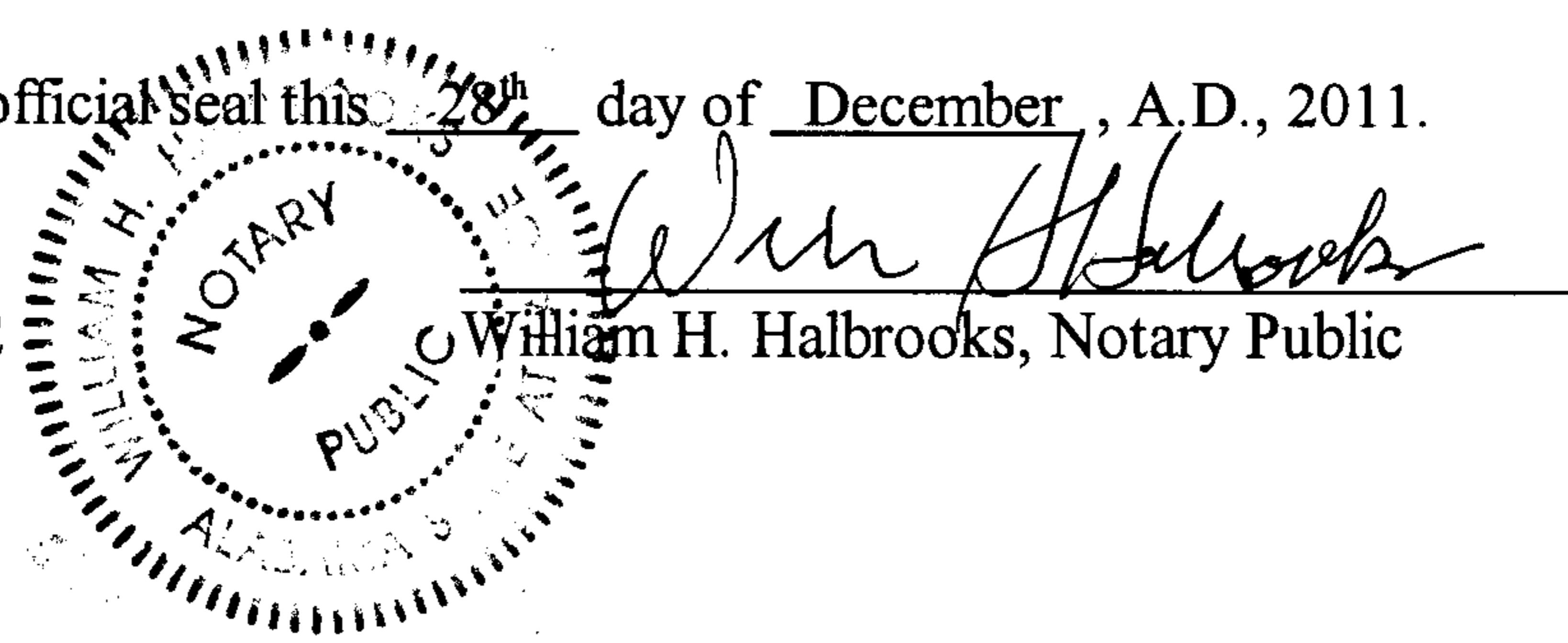
Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia E. Mulder whose name as Attorney in fact for/of David L. Mulder, 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, she, in her capacity as such she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, A.D., 2011.

My Commission Expires: 4/21/12

William H. Halbrooks, Notary Public

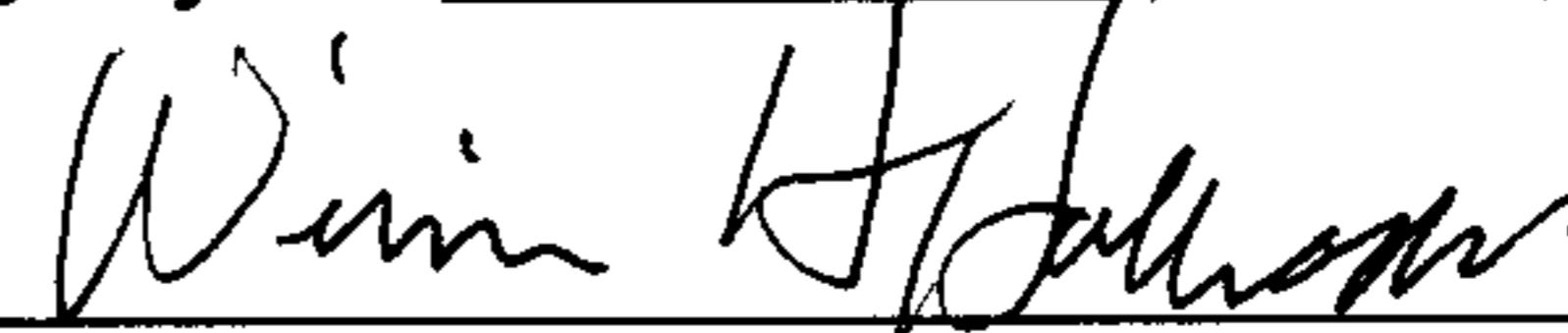


STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

General Acknowledgment

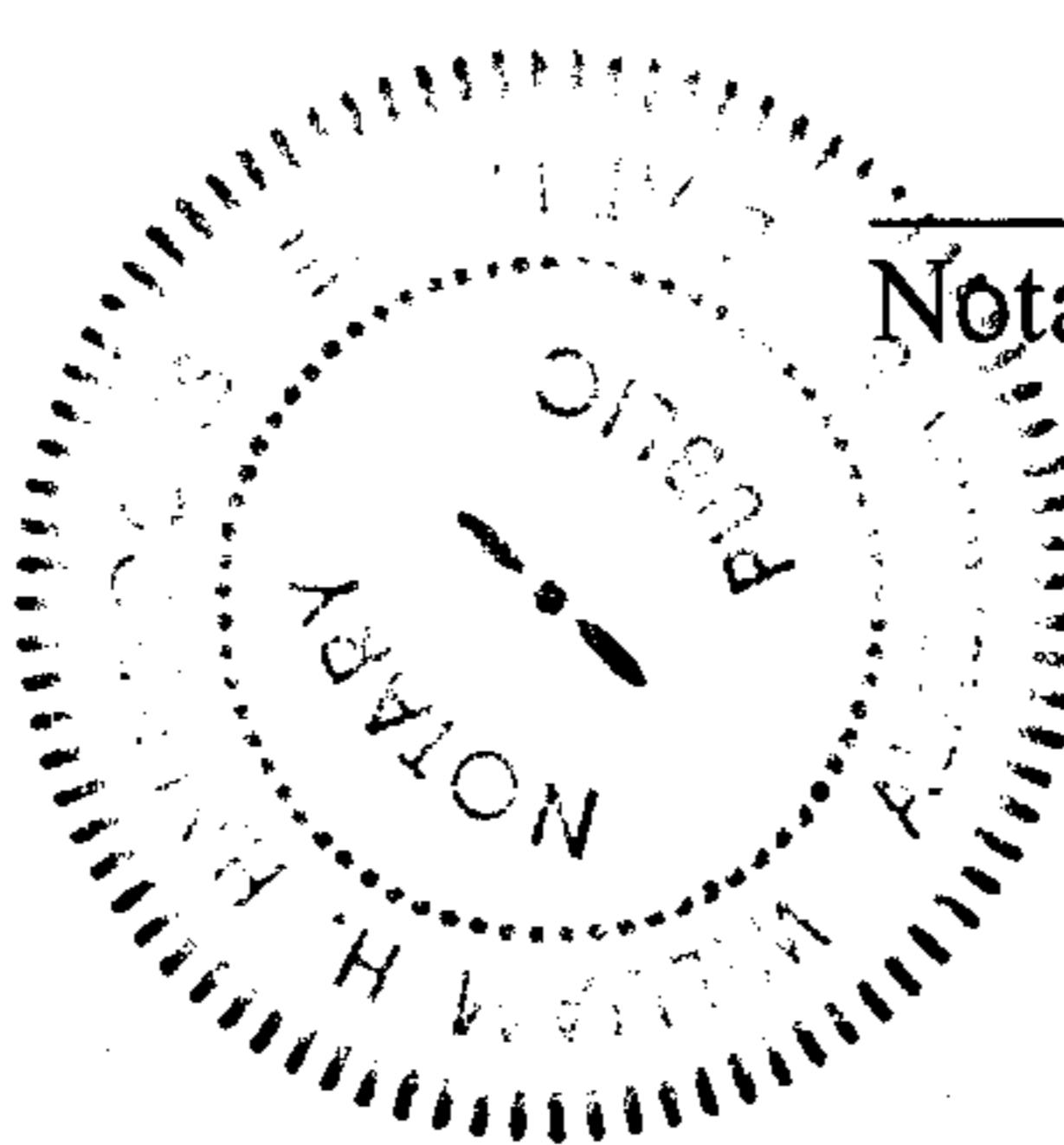
I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify Cynthia E. Mulder, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, A. D. , 2011.



My Commission Expires: 4/21/12

Notary Public: William H. Halbrooks



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Shelby County, AL 01/09/2012
State of Alabama
Deed Tax:\$225.00