

**This instrument was prepared by:**

John L. Hartman, III  
P. O. Box 846  
Birmingham, Alabama 35201

**Send Tax Notice To:**

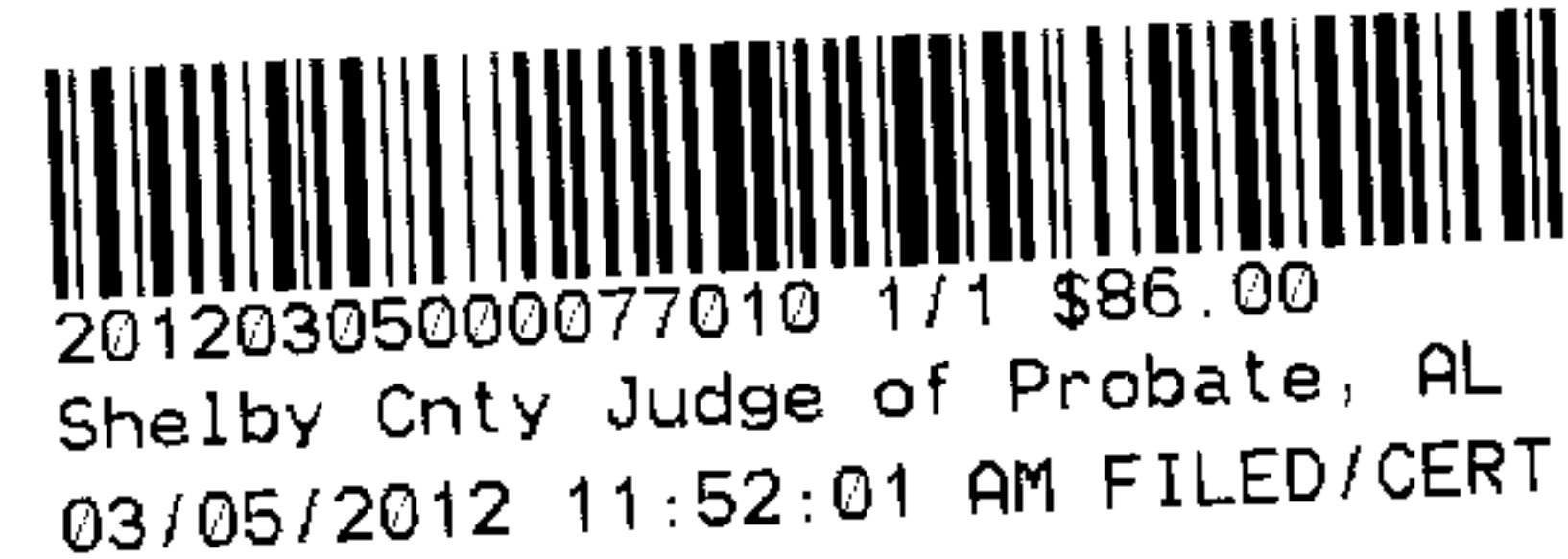
Dwight A. Sandlin

3545 Market Street  
Birmingham, AL 35226

**WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY



That in consideration of Two Hundred Eighty-Two Thousand Four Hundred Seventy-Five and 00/100 (\$282,475.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **William P. Angel, Jr.** and wife, **Meredith M. Angel**, do hereby grant, bargain, sell and convey unto **Dwight A. Sandlin**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28B, according to the Final Plat of the Residential Subdivision of Beaumont-Phase 5, a Resurvey of Lots 1-31, as recorded in Map Book 40, Page 5, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Property taxes not yet due and payable; (2) Easements, Building Lines, Restrictions, Covenants, Agreements of record.

\$ 208,500.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are 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, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd day of February, 2012.

William P. Angel, Jr.

Meredith M. Angel

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William P. Angel, Jr.** and wife, **Meredith M. Angel**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, 2012.

My Commission Expires:  
09/15/2012

Notary Public

Shelby County, AL 03/05/2012  
State of Alabama  
Deed Tax: \$74.00