

Prepared by:
Latham, Huntley &
Associates, LLC
PO Box 1319
Clanton, Al. 35046
Grantee address:

174 Cedar Grove Pkwy
Maylenz AL 35114-5400

STATE OF ALABAMA

CHILTON COUNTY

THIS SPACE IS FOR RECORDING DATA ONLY

KNOW ALL MEN BY THESE PRESENTS THAT IN CONSIDERATION OF **One Hundred Thirty Five Dollars and no/100 (\$135,000.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or **Deborah H. Karn, a Single person** (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto **Matthew E. Anderson and Christy N. Anderson** (herein referred to as grantee, whether one or more), **as joint tenants with right of survivorship**, the following described real estate, situated in Chilton, County, Alabama:

Lot 31, Cedar Grove at Sterling Gate, Sector 2, Phase 2, a subdivision, according to a map or plat thereof which is on file of record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 25 page 53.

Deborah H. Karn, is the surviving grantee of deed recorded in 20041103000604430; Henry T. Karn having died on or about 1-4-2007

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns, **as joint tenants with rights of survivorship.**

And, I(we) do for myself(ourselves) and for my(our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above; that I(we) will, and my(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 I (we) have hereunto set my (our) hand(s) and seal(s) this _____ day of _____, 2012.

Deborah H. Karn

Deborah H. Karn

STATE OF ALABAMA
CHILTON COUNTY

I, the undersigned, hereby certify that, **Deborah H. Karn**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 31 day of May, 2012.

20120604000195290 1/1 \$39.00
Shelby Cnty Judge of Probate, AL
06/04/2012 11:08:14 AM FILED/CERT

[Signature]
NOTARY PUBLIC
My Commission is: 2-27-16

Shelby County, AL 06/04/2012
State of Alabama
Deed Tax: \$27.00