

Send tax notice to:

ERIC E. WALKER  
5190 S SHADES CREST ROAD  
BESSEMER, AL, 35022

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2012319

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Eighty Thousand and 00/100 Dollars (\$480,000.00) in hand paid to the undersigned, SHELLY J. BERMAN, A SINGLE INDIVIDUAL (hereinafter referred to as "Grantors") by ERIC E. WALKER and LORA H. WALKER, HUSBAND AND WIFE (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:


LOT 3A AND 3B, ACCORDING TO THE RESURVEY OF LOT 3, CARTER'S ADDITION TO SOUTH SHADES CREST, PHASE TWO, AS RECORDED IN MAP BOOK 37, PAGE 18, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INST. NO. 1996-17480, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.

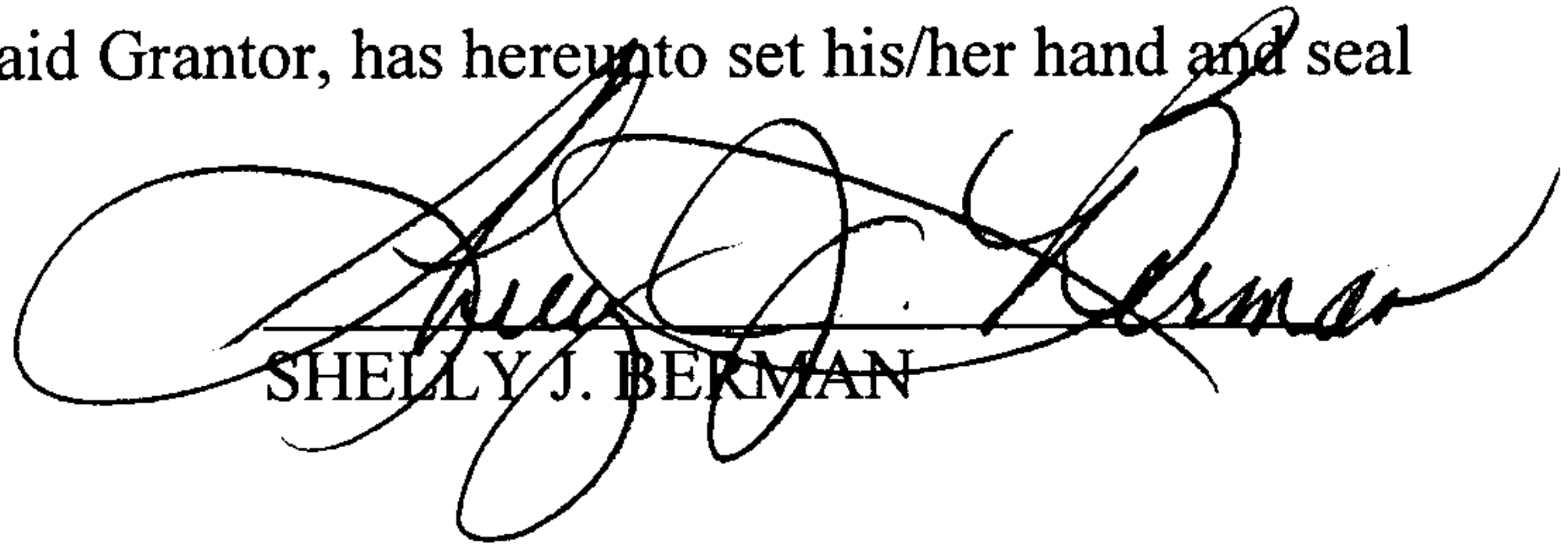
\$384,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

  
20120724000266450 1/2 \$111.00  
Shelby Cnty Judge of Probate, AL  
07/24/2012 03:03:10 PM FILED/CERT

Shelby County, AL 07/24/2012  
State of Alabama  
Deed Tax: \$96.00

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 12th day of July, 2012.

  
SHELLY J. BERMAN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that SHELLY J. BERMAN, 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, she executed the same voluntarily on the day the same  
bears date.


Given under my hand and official seal this the 12th day of July, 2012.



  
Notary Public

Print Name: Charles D. Stewart II

Commission Expires: 9-30-16

  
20120724000266450 2/2 \$111.00  
Shelby Cnty Judge of Probate, AL  
07/24/2012 03:03:10 PM FILED/CERT