


This instrument prepared by:
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Send Tax Bill to:
Latesha Gardner
Amal Gardner
422 16th Street
Calera, Alabama 35040

File Number 12-531

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED


20120801000281090 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
08/01/2012 03:14:16 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ninety-two thousand four hundred and No/100 DOLLARS, (\$92,400.00) and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I, **Judy C. Jackson**, an unmarried woman, (herein referred to as GRANTOR, does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Latesha Gardner** and **Amal Gardner**, (herein referred to as GRANTEES), their heirs, successors and assigns in fee simple, the following described real estate situated in the County of SHELBY, and State of Alabama, to-wit:

Lots 5, 6, 7 & 8, Block 77 according to J. H. Dunstan's Map and survey of the town of Calera, Alabama.

\$90,726.00 of the purchase price paid herein is paid through the proceeds of a mortgage recorded simultaneously herewith.

This conveyance is made subject:

1. Any mineral or mineral rights leased, granted or retained by current or prior owners.
2. Taxes and assessments for the year 2012 and subsequent years, not yet due and payable.
3. Restrictions of record, if any.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

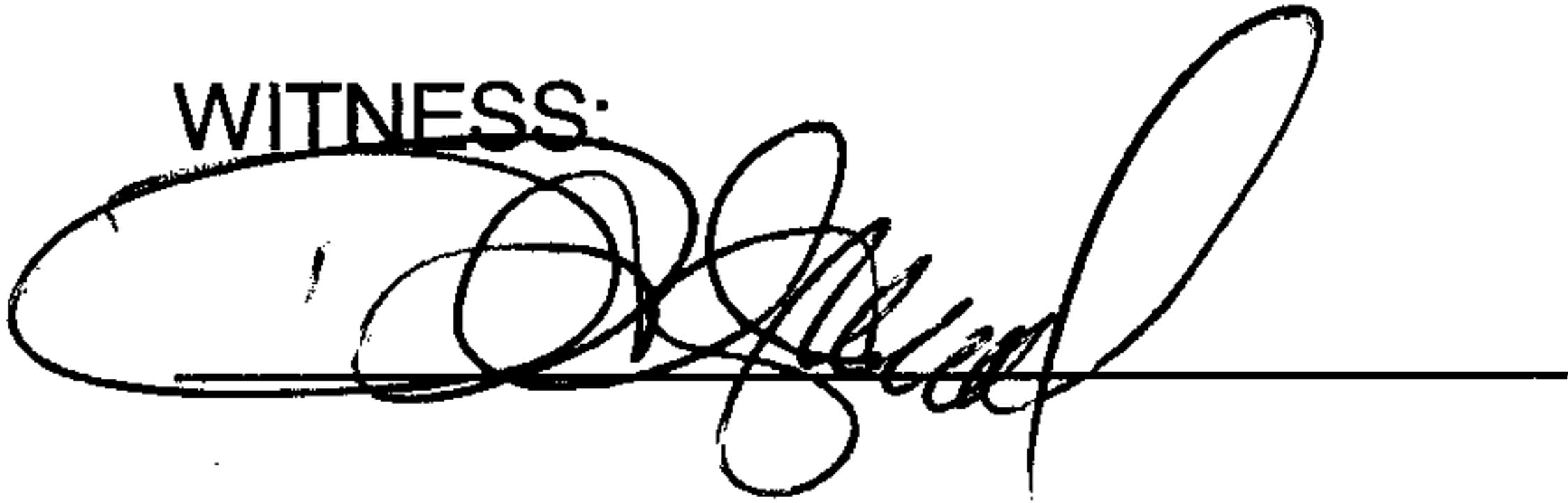
TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs, successors and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs, successors and assigns, that they (are) lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, they have a good right to sell and convey the same to the said GRANTEE(S),

their heirs, successors and assigns forever, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs, successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of July 2012.

WITNESS:

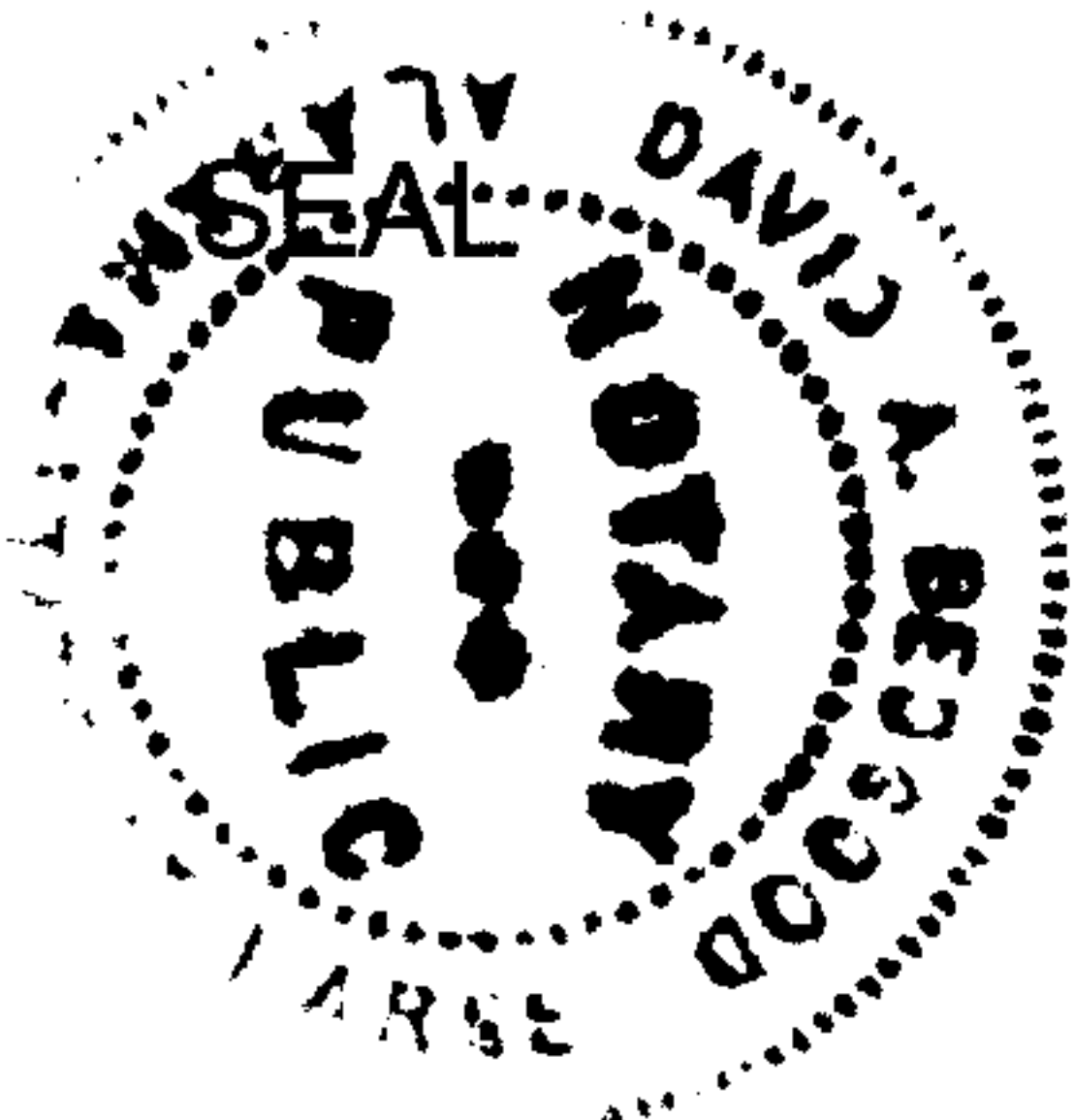


Judy C. Jackson (L.S.)
Judy C. Jackson

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said State and County, David W. McGuire, whose name is signed to the foregoing and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of July 2012.



David W. McGuire
Notary Public
My Commission Expires 8/16/15

REAL ESTATE SALES VALIDATION

Grantor's Name & Mailing Address:

Judy C. Jackson
108 Lorrin Lane
Sterrett, AL 35147

Grantee's Name and Mailing Address:

Latesha Gardner & Amal Gardner
422 16th Street
Calera, Alabama 35040

Property Address:

422 16th Street
Calera, Alabama 35040

Date of Sale: 7/30/2012

Total Purchase Price: \$92,400.00

The purchase price or actual value claimed on this form can be verified in the HUD-1 Settlement Statement (Closing Statement).

I attest to the best of my knowledge and belief that the information contained in the foregoing document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

Amal Gardner

Amal Gardner
7/30/2012

Latesha Gardner

Latesha Gardner
7/30/2012

Sworn to and subscribed before me on this the 30th day of July, 2012.



David A. Bedgood
Notary Public
My commission expires: 8/16/15