


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

Send Tax Notice To:  
Stephen L. Vance  
328 Oxford Way  
Pelham, AL 35124

  
20120816000303520 1/2 \$86.50  
Shelby Cnty Judge of Probate, AL  
08/16/2012 11:15:22 AM FILED/CERT

Corporation Form Warranty Deed, Jointly For Life With Remainder to Survivor

STATE OF ALABAMA       )  
  )  
COUNTY OF SHELBY       )                   KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Fifty-Five Thousand One Hundred Fifteen and No/100—  
-----(\$355,115.00) Dollars

to the undersigned grantor, Gibson & Anderson Construction, Inc., a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto  
Stephen L. ~~Vance~~ and Gaye B. Vance  
Vance

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

Lot 2673, according to the Survey of Weatherly Highlands, The Ledges, Sector 26, Phase 3, as recorded in Map Book 38, Page 71 A, B & C, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements, restrictions, and rights-of-way of record.


\$ 284,050.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice-President who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of July, 2012.

ATTES'       Shelby County, AL 08/16/2012  
State of Alabama  
Deed Tax: \$71.50

Gibson & Anderson Construction, Inc.


By:   
Edward T. Anderson, Vice-President

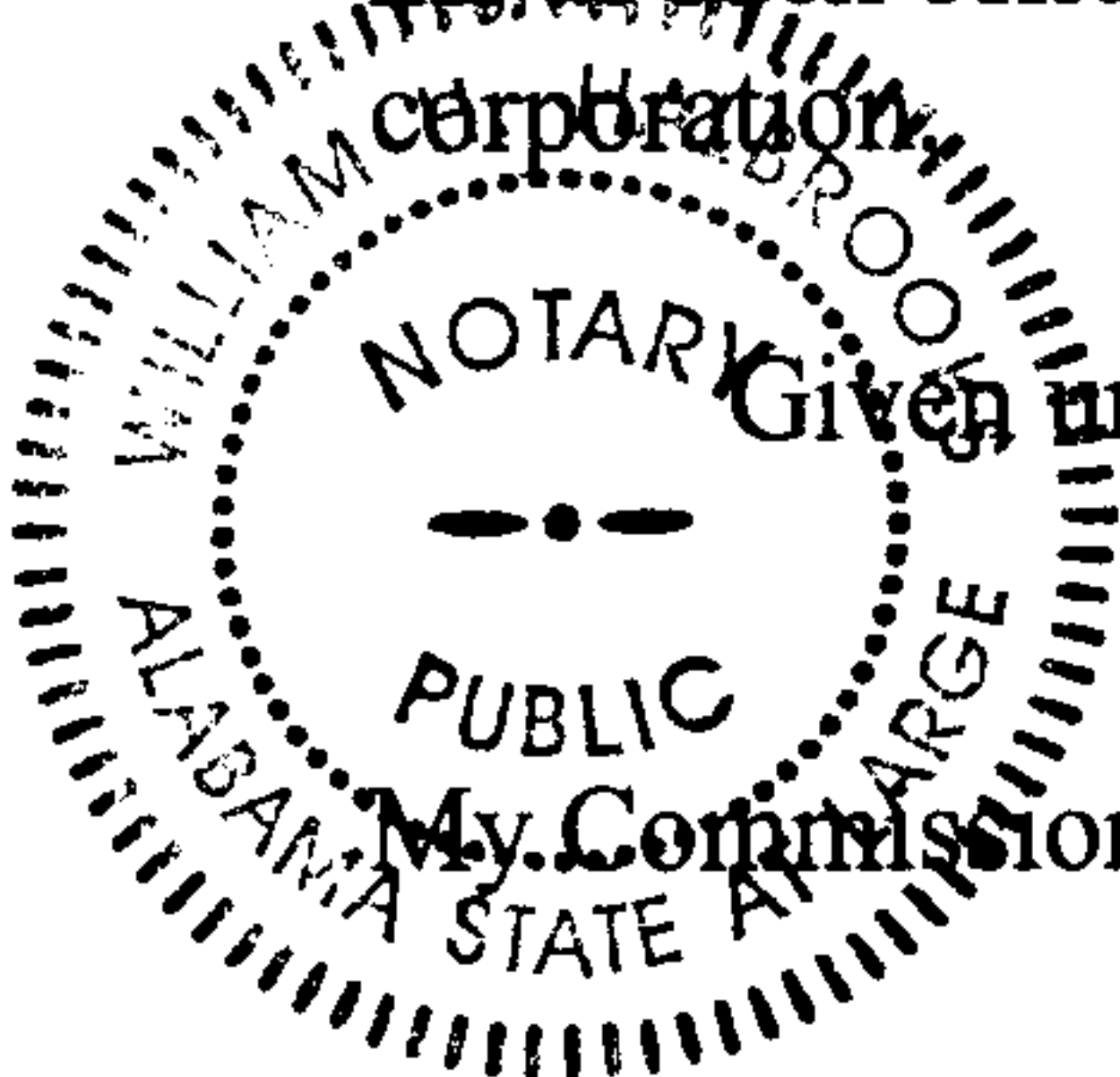
STATE OF ALABAMA       )  
COUNTY OF JEFFERSON   )

Corporate Acknowledgment

I, William H. Halbrooks, a Notary Public in and for said County in said State, hereby certify that Edward T. Anderson whose name as Vice-President of Gibson & Anderson Construction, Inc, a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 27th day of July, 2012.

  
William H. Halbrooks, Notary Public





Real Estate Sales Validation Questionnaire

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name  
Mailing Address

Gibson & Anderson  
Construction, Inc.

Grantee's Name  
Mailing Address

Stephan L. Vance  
Gayle B. Vance

Property Address

328 Oxford Way  
Birmingham, AL 35124

Date of Sale 1-27-12

Total Purchase Price \$ 355,155

Current Assessor's MV \$

Documentary Evidence provided:

☐ Closing Statement

☐ Bill of Sale

☐ Sells Contract

☐ Other

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.

☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.

☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October 1, 1923.

☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date

8/7/12

Sign

William H. Halbrooks

WILLIAM H. HALBROOKS (Agent) circle one

#1 INDEPENDENCE PLAZA #704

BIRMINGHAM, ALABAMA 35209



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