

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
LaShun Calhoun
1259 Old Cahaba Trace
Helena, AL 35080

Warranty Deed

20121001000373200 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
10/01/2012 01:36:47 PM FILED/CERT

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

That in consideration of \$142,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Timothy D. Sykes and Cynthia M. Sykes, ^{husband and wife} whose mailing address is 119 Rampage Loop (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto LaShun Calhoun, whose mailing address is Sildell, LA 70458 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 1259 Old Cahaba Trace, Helena, AL 35080; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.
Deed effective 09/26/2012.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note: \$139,428.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Timothy D. Sykes and Cynthia M. Sykes has/have hereunto set his/her/their hand(s) and seal(s), this 12 day of September, 2012.

x Timothy D. Sykes
Timothy D. Sykes
x Cynthia M. Sykes
Cynthia M. Sykes

State of Louisiana
St. Tammany Parish

I, the undersigned, a notary for said Parish and in said State, hereby certify that Timothy D. Sykes and Cynthia M. Sykes, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

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

x Howard E. Hilker, Jr.
Notary Public

Commission Expires: x Howard E. Hilker, Jr., Notary Public #65487
My commission expires with my life

Shelby County, AL 10/01/2012
State of Alabama
Deed Tax: \$3.00

S12-2301



20121001000373200 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"
Legal Description

Lot 312, according to the Map and Survey of Old Cahaba, Oak Ridge Sector, as recorded in Map Book 25, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

S12-2301