

This instrument prepared by:
John H. Henson
1220 Alford Ave
Birmingham, AL 35226

SEND TAX NOTICE TO:
Kirk R Mancer and Jennifer K Mancer
2047 Glen Eagle LN
Shoal Creek, AL 35242

WARRANTY DEED

20121119000444550 1/2 \$39.50
Shelby Cnty Judge of Probate, AL
11/19/2012 02:50:21 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Twenty-Nine Thousand And No/100 Dollars (\$329,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Debora L. Wilson and Michael Wilson, wife and husband (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kirk R Mancer and Jennifer K Mancer (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 19, according to the Map of Country Club Village, an Inverness Garden Home Community, as recorded in Map Book 16, Page 47, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Three Hundred Four Thousand Nine Hundred Fifty And No/100 Dollars (\$304,950.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 12, 2012.

Debora L. Wilson
Debora L. Wilson

Shelby County, AL 11/19/2012
State of Alabama
Deed Tax: \$24.50

Michael Wilson
Michael Wilson

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debora L. Wilson and Michael Wilson whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 12th day of November, 2012 .

Notary Public

Commission Expires:

JOHN HARWELL HENSON
Notary Public, Alabama State At Large
My Commission Expires Nov. 21, 2015

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