

Send tax notice to:

TODD M. LANKFORD
460 SAINT ANNES DRIVE
HOOVER, AL, 35244

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

STATE OF ALABAMA
Shelby COUNTY

2012573



20121129000457810 1/3 \$49.00
Shelby Cnty Judge of Probate, AL
11/29/2012 03:03:01 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eight Thousand and 00/100 Dollars (\$308,000.00) in hand paid to the undersigned, AARON D. SHERER and MILDRED A. SHERER, Husband and Wife (hereinafter referred to as "Grantors") by TODD M. LANKFORD and PAIGE J. LANKFORD (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 12, ACCORDING TO THE SURVEY OF HEATHERWOOD, SECTOR 3, AS RECORDED IN MAP BOOK 8, PAGE 29 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

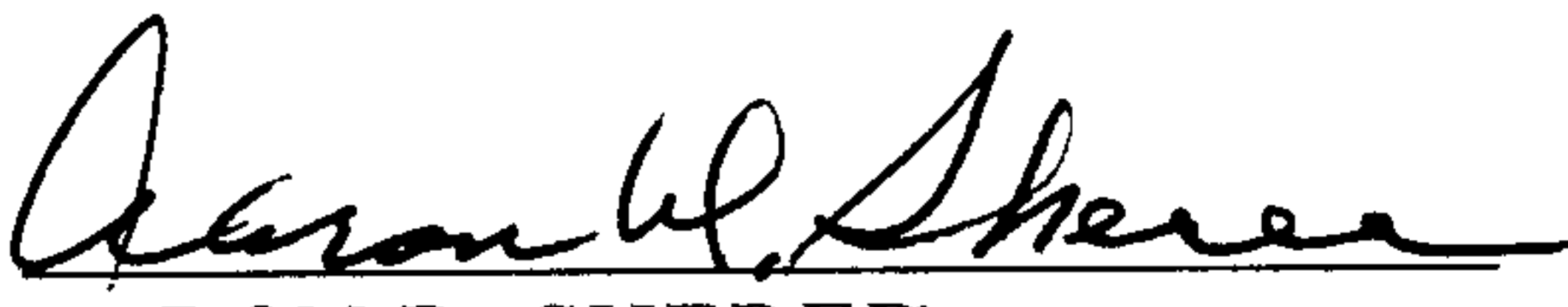

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
3. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
4. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
5. ROADS, WAYS, STREAMS OR EASEMENTS, IF ANY, NOT SHOWN OF RECORD, RIPARIAN RIGHTS AND THE TITLE TO ANY FILLED IN LANDS.
6. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
7. BUILDING SETBACK LINE OF 35 FEET RESERVED FROM OAKMONT TERRACE AND 35 FEET ALONG ST. ANNES DRIVE, AS SHOWN PER PLAT.
8. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING, 10 FEET ON THE NORTHERLY SIDE AND 5 FEET ON THE EASTERLY SIDE.
9. RESTRICTIONS, COVNANTS, AND CONDIITIONS AS SET OUT IN MISC. BOOK 37, PAGE 537, IN PROBATE OFFICE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY.
10. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 8, PAGE 29, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY, AS SET OUT IN DEED BOOK 318, PAGE 16, IN THE PROBATE OFFICE.
12. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED I MISC. BOOK 39, PAGE 981

AND COVENANTS PERTAINING THERETO RECORDED IN MISC.
BOOK 39, PAGE 980, IN PROBATE OFFICE.

\$277,200.00 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
~~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.

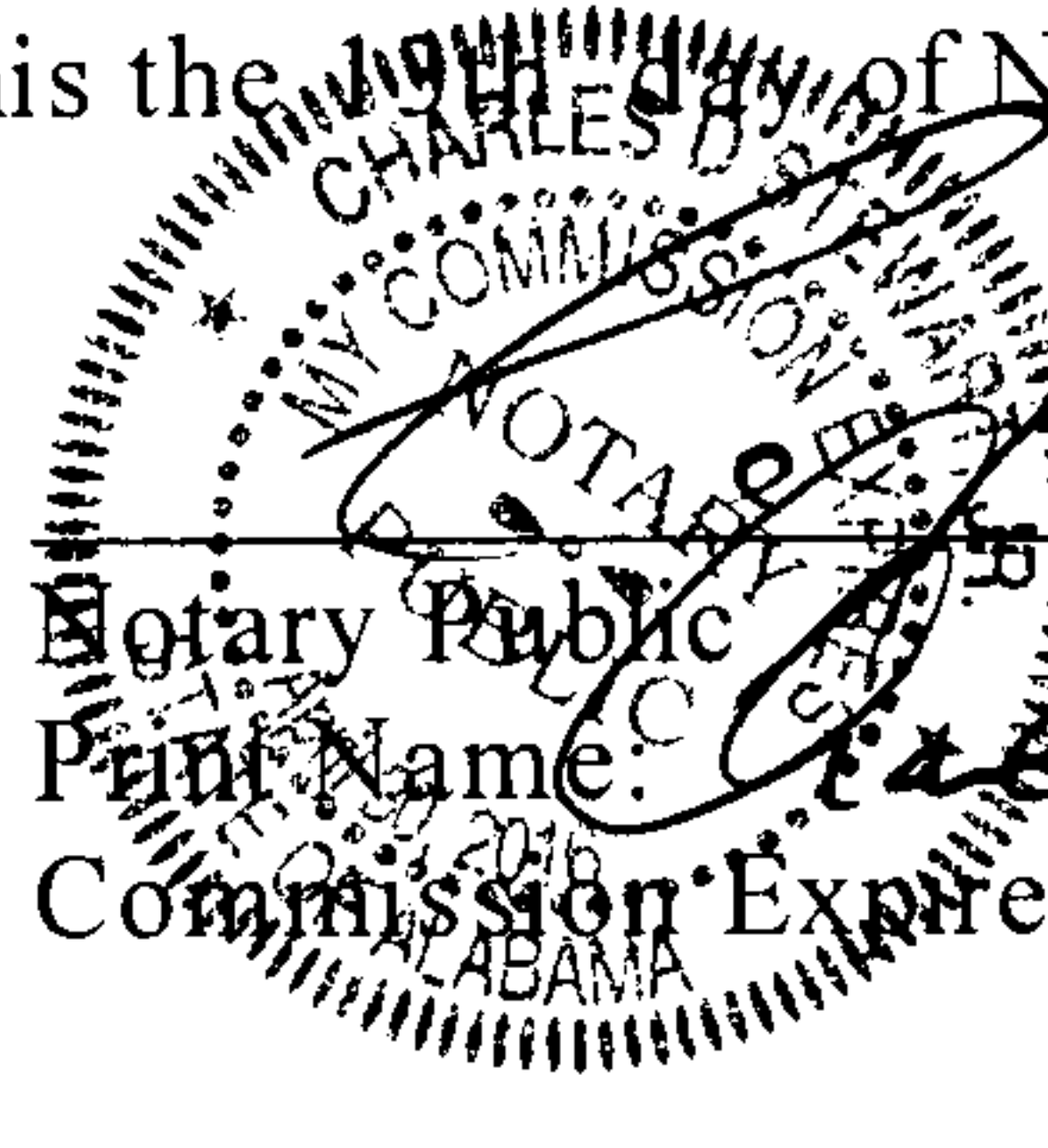
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and
seal this the 13th day of November, 2012.


AARON D. SHERER
*Mildred A. Sherer
by and through her attorney
in fact Aaron D. Sherer*

MILDRED A. SHERER
BY AND THROUGH HER ATTORNEY IN
FACT, AARON D. SHERER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that AARON D. SHERER, whose name is signed to the foregoing
instrument, and who are known to me, acknowledged before me on this day, that,
being informed of the contents of the said instrument, he executed the same
voluntarily on the day the same bears date.

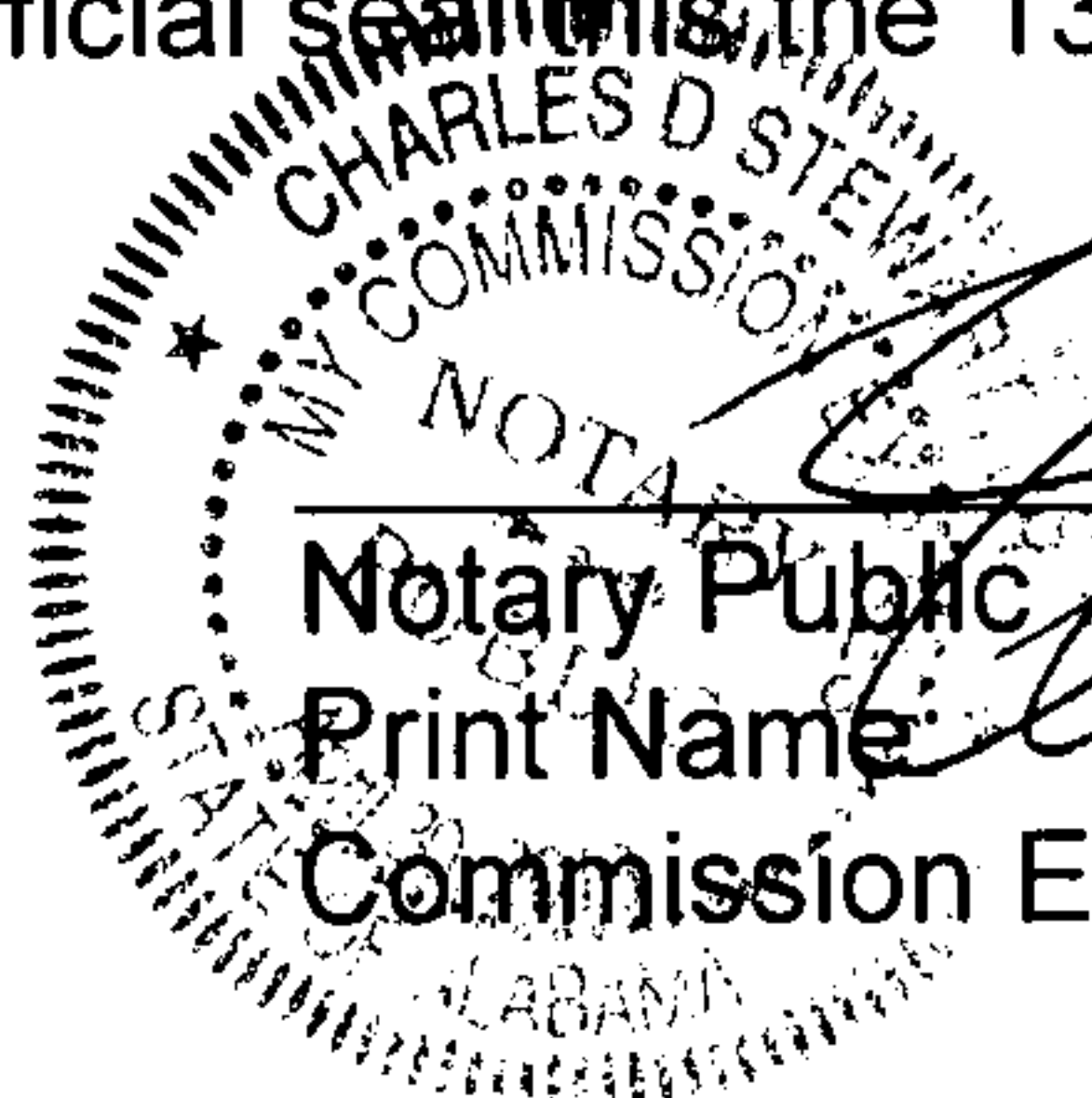
Given under my hand and official seal this the 13th day of November,
2012.


Notary Public
Print Name: *Charles D. Stewart*
Commission Expires: *11-30-16*

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that AARON D. SHERER, whose name as Agent and Attorney in
Fact for MILDRED A. SHERER, 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, he executed the same voluntarily in his capacity
as Attorney in Fact for MILDRED A. SHERER on the day the same bears date.

Given under my hand and official seal this the 13th day of November, 2012.


Notary Public
Print Name: *Charles D. Stewart Jr*
Commission Expires: *11-30-16*

Real Estate Sales Validation Form

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

Grantor's Name Aaron D. Sherer
Mailing Address _____

Grantee's Name Todd Larkford
Mailing Address 460 Saint Ames Drive
Hoover
AL 35244

Property Address 460 Saint Ames Dr.
Hoover
AL
35244

Date of Sale 11-13-12
Total Purchase Price \$ 308,000.
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this 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).

Date 11-13-12

Print Todd Larkford

Unattested _____
(verified by)

Sign Todd M. Larkford
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 13 DAY OF November,
2012. COUNTY OF SHELBY

Form RT-1



Shelby Cnty Judge of Probate, AL
11/29/2012 03:03:01 PM FILED/CERT

[Signature]

NOTARY PUBLIC