

Send tax notice to:

WESLEY B. HODGINS and EMILY S. HODGINS
2984 BROOK HIGHLAND DR
BIRMINGHAM, AL 35242

20121204000463580 1/2 \$31.00
Shelby Cnty Judge of Probate, AL
12/04/2012 02:29:40 PM FILED/CERT

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Three Hundred Seventeen Thousand Five Hundred and 00/100 (\$317,500.00)** and other valuable considerations to the undersigned GRANTOR (S), **CAROLYN R. HARPER, AN UNMARRIED INDIVIDUAL**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **WESLEY B. HODGINS and EMILY S. HODGINS**, hereinafter referred to as GRANTEE(S), 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 County of Shelby State of Alabama, to-wit:

LOT 1405, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, 14TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 23, PAGE 2 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$301,625.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to 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.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the possession thereof.

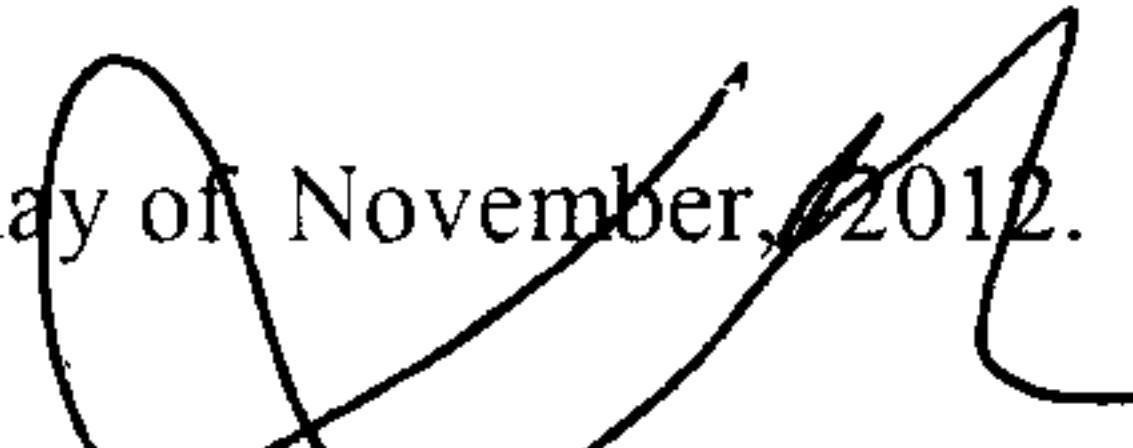
IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 28th day of November, 2012.

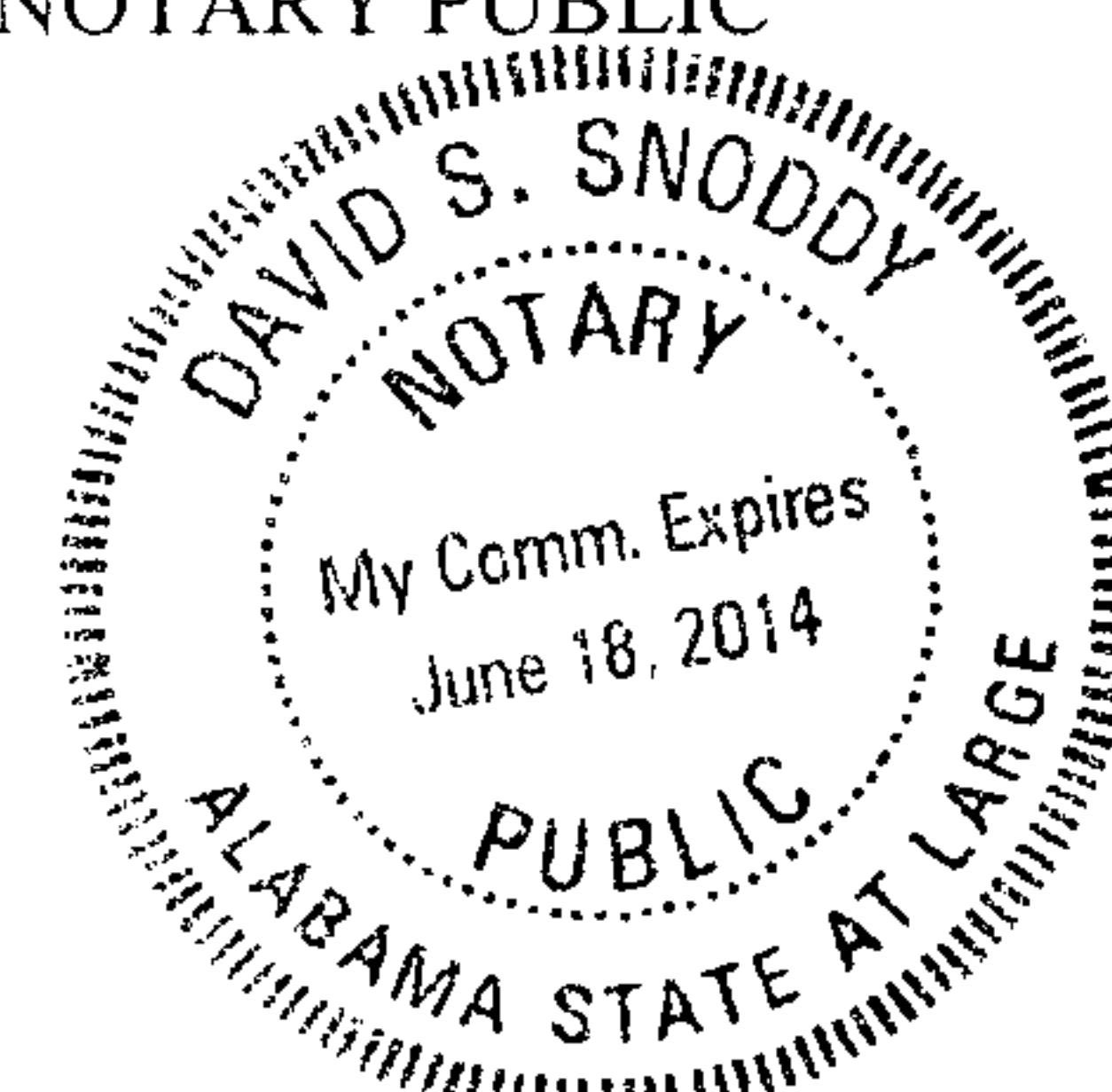

CAROLYN R. HARPER

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that CAROLYN R. HARPER 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 this 28th day of November, 2012.


NOTARY PUBLIC



MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

Shelby County, AL 12/04/2012
State of Alabama
Deed Tax:\$16.00

