

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

Send Tax Notice To:
Cynthia G. Guyton
3195 Crossings Drive
Birmingham, AL 35244
(Also Property Address)

WARRANTY DEED

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

That in consideration of Two Hundred Fifty Thousand and No/100---(\$250,000.00) Dollars
as evidenced by closing statement.
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt
whereof is acknowledged, I or we, Bryan D. Hancock and Sara Allison Hancock,
Husband and Wife
(Whose address is 1211 Edenton St. Birmingham, AL 35242)
herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto
Cynthia G. Guyton
(whose address is the Property address)
(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

Lot 205, according to the Survey of Phase Five Caldwell Crossings, 2nd Sector, as
recorded in Map Book 32, Page 103 A & B, in the Probate Office of Shelby County,
Alabama.

Subject to current taxes, easements, and restrictions of record.

\$ 218,000.- of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, their successors and assigns, that I am (we are) lawfully
seized in fee simple of said premises; that they are free from all 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 30th
day of November, 2012.

Bryan D. Hancock (Seal) Sara Allison Hancock (Seal)
Bryan D. Hancock Sara Allison Hancock

Shelby County, AL 01/02/2013
State of Alabama
Deed Tax: \$32.00

20130102000001030 1/1 \$44.00
Shelby Cnty Judge of Probate, AL
01/02/2013 12:12:49 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
that Bryan D. Hancock and Sara Allison Hancock whose name(s) are signed to the foregoing
conveyance, and who are known to me, acknowledged before me on this day that, being informed
of the contents of the conveyance, they executed the same voluntarily on the day the same bears
date.

Given under my hand and official seal this 30th day of November, A. D., 2012.

My Commission Expires: 4/21/16

William H. Halbrooks
William H. Halbrooks, Notary Public