20130103000002680 1/2 \$30.50 Shelby Cnty Judge of Probate, AL 01/03/2013 09:46:48 AM FILED/CERT

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: Cameron Guin & Haley Guin 157 Chestnut Lane Helena, AL 35080

## WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA )  KNOW ALL MEN BY THESE PRESENTS	
SHELBY COUNTY )	
That in consideration of \$291,000.00, 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 recommendation whereof is acknowledged, I or we Wesley Taylor Anderson and Lori Ann Anderson, husband and wife, whose mailing address is  155 Maria Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the recommendation of the parties of the grantee herein, the recommendation of the parties of the grantee herein, the recommendation of the parties of the grantee herein, the recommendation of the grantee herein	eipt ein ne
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.	
TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs an assigns forever.	d
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the signature of GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that the are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and converte same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and define the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.	ey ey
Note; \$275,793.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed an recorded simultaneously herewith.	d
IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 19th day of December, 2012	•
Wesley Taylor Anderson  Lori Ann Anderson	
State of Alabama Jefferson County	
I, The Undersigned, a notary for said County and in said State, hereby certify that Wesley Taylor Anderson a Lori Ann Anderson, whose name is signed to the foregoing instrument, and who is known to me, acknowledge before me on this day that, being informed the contents of said instrument, they executed the same voluntariated the day the same bears date.	jed
Given under my official hand and seal this the 19th day of December, 2012.	
Notary Public Commission Expires: 10 31 2016  Shelby County, AL 01/03/2013 State of Alabama Deed Tax:\$15.50	
S1: ATE OF ALABAMILIAN S1:	2-3451

S12-3451

## EXHIBIT "A" Legal Description

Lot 27, according to the Survey of Chestnut Glen - Phase Two, as recorded in Map Book 13, Page 17, in the Probate Office of Shelby County, Alabama.

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