


Grantor: BancorpSouth Bank 4680 Highway 280 East Birmingham, AL 35242 Grantee: April Maner and Dustin Maner <u>124 Victory Trl</u> <u>Pelham, AL 35124</u>	Property Address: 134 Victory Trail Pelham, AL 35124 Date of Sale: December 20, 2012 Total Purchase Price: \$13,000.00 Purchase Price Verification: See deed below
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THIS INSTRUMENT PREPARED BY:
Richard W. Theibert, Attorney
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203


20130103000003050 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
01/03/2013 10:11:01 AM FILED/CERT

Shelby County, AL 01/03/2013
State of Alabama
Deed Tax: \$13.00

Send Tax Notice to:
April Maner
Dustin Maner

124 Victory Trl
Pelham, AL 35124

STATE OF ALABAMA)
)
SHELBY COUNTY)

**SPECIAL WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirteen Thousand and No/100, (\$13,000.00) Dollars, in hand paid by the grantees herein, the receipt whereof is acknowledged, BancorpSouth Bank, a banking corporation, (herein referred to as "GRANTOR"), does grant, bargain, sell and convey unto April Maner and spouse, Dustin Maner, (herein referred to as "GRANTEES"), as joint tenants with right of survivorship, the following described real estate situated in Shelby, Alabama, to-wit:

Lot 18, according to the Survey of Panther Ridge, as recorded in Map Book 31, Page 118, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2013, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
3. Easements, or claims of easements, not shown by the public records.
4. Building line(s) as shown by recorded map.


5. Easement(s) as shown by recorded map.
6. Declaration of Protective Covenants as recorded in Instrument 2003073000049075, in the Probate Office of Shelby County, Alabama.
7. Restrictions, limitations, conditions and other provision appearing of record in Map Book 31, Page 118, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Instrument 20031031000728290, in the Probate Office of Shelby County, Alabama.
9. Transmission line permit to Alabama Power Company, recorded in Deed Book 139, Page 69, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD UNTO the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

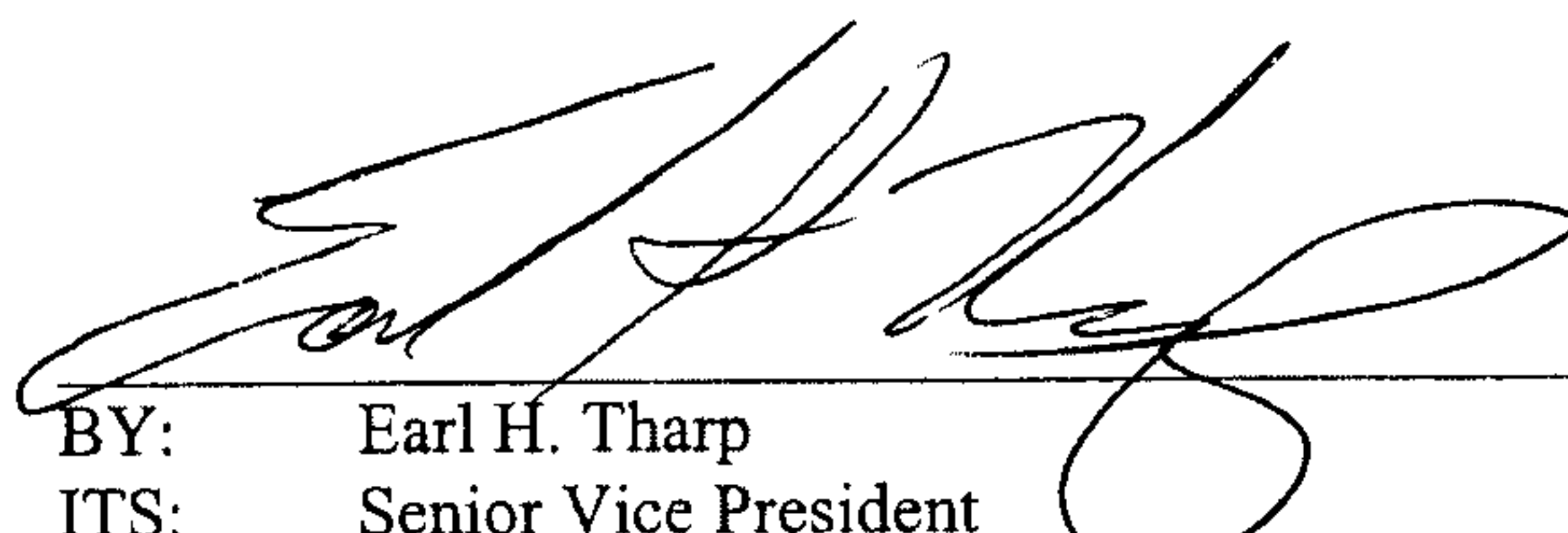
IN WITNESS WHEREOF, BancorpSouth Bank, a banking corporation, by Don J. Giardina whose name as President and Earl H. Tharp whose name as Senior Vice President, have hereto set their signatures and seals, this 20th day of December, 2012.

BancorpSouth Bank


_____(SEAL)
BY: Don J. Giardina
ITS: President



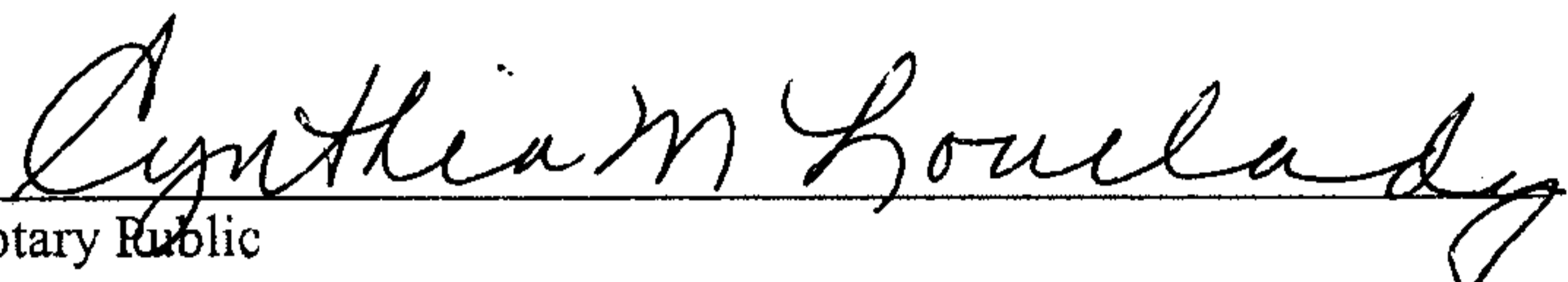
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_____(SEAL)
BY: Earl H. Tharp
ITS: Senior Vice President

STATE OF ALABAMA)
)
JEFFERSON COUNTY) CORPORATE ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in an for said County and State hereby certify that Don J. Giardina whose name as President and Earl H. Tharp whose name as Senior Vice President of BancorpSouth Bank, a banking corporation, 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 such conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of the said corporation.


Given under my hand and official seal this 19th day of December, 2012.



Notary Public
My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 28, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS

[notarial seal]


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