

STATE OF ALABAMA)
COUNTY OF SHELBY)

20130702000271670 1/1 \$63.50
Shelby Cnty Judge of Probate, AL
07/02/2013 02:47:06 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Two hundred fifty six thousand five hundred and NO/100 DOLLARS (\$256,500.00), being the contract sales price, to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **Harold G. Sudderth and spouse, Harriet F. Sudderth** (GRANTORS) whose address is 520 N. Robert Jackson Blvd, #GV1801, Panama City Beach, FL 32407 do grant, bargain, sell and convey unto **Justin M. Geppert and Kelly A. Geppert**, whose address is 3616 Cheshire Drive, Birmingham, AL 35242 as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 32, ACCORDING TO THE SURVEY OF MEADOW BROOK, FIFTH SECTOR, FIRST PHASE, AS RECORDED IN MAP BOOK 8, PAGE 109 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. 3616 Cheshire Drive, Birmingham, AL 35242

SUBJECT TO:

Ad valorem taxes due October 01, 2013.

Easements, and set back line and restrictions as shown on record map

Restrictive covenants as recorded in Misc. Book 50, Page 828 and Misc. Book 50, Page 948.

Power Line permit granted to Alabama Power Company indeed Book 324, Pages 460 and 470; Deed Book 349, Page 802.

Easements for underground transmission lines in Misc Book 52, Page 197.

Agreement in favor of Alabama Power Company in Misc. Book 48, Page 880 and Misc Book 52, Page 193.

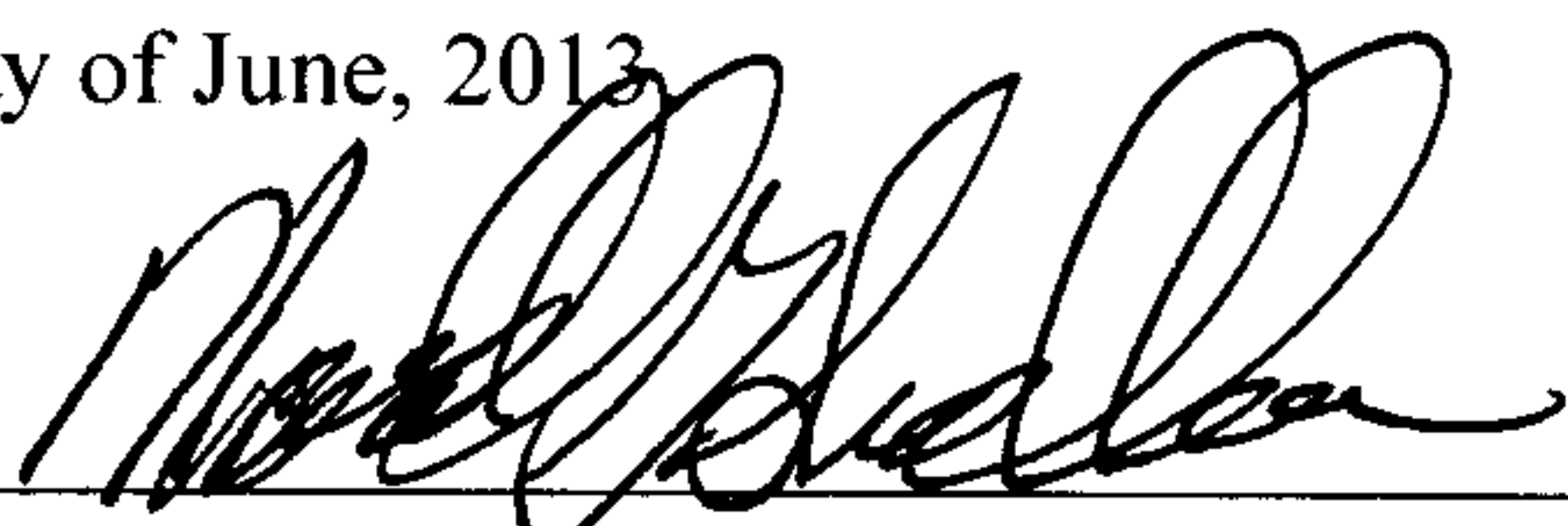
Minerals and mining rights and rights relating thereto, including a release of damages, if any, in Deed Book 32, Page 48 and Deed Book 8, Page 445.

\$205,200.00 of the consideration was paid from the proceeds of a mortgage loan.

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, the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTORS do for themselves, their successors, assigns, and personal representatives covenant with said GRANTEES, their heirs and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors, assigns and personal representatives shall, warrant and defend the same to the same GRANTEES, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 28th day of June, 2013.



HAROLD G. SUDDERTH SEAL



HARRIET F. SUDDERTH SEAL

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that **Harold G. Sudderth and spouse, Harriet F. Sudderth**, whose names 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 28th day of June, 2013.



Notary Public
Commission Expires 11/09/14

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 338
BIRMINGHAM, AL 35209
205-879-3400

SEND TAX NOTICE TO:
Justin M. Geppert
Kelly A. Geppert
3616 Cheshire Road
Birmingham, AL 35242
10-1-01-0-001-057.

Shelby County, AL 07/02/2013
State of Alabama
Deed Tax: \$51.50