

This instrument was prepared by
Mitchell A. Spears, Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Brian Lanford
(Address) 58 Sand Lake Drive
Leeds, AL 35094

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SIXTY THREE THOUSAND AND 00/100 (\$63,000.00) DOLLARS** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **John T. Lanford, a married man, whose address is: P.O. Box 380001, Birmingham AL 35238**, (herein referred to as Grantor, whether one or more), conveys unto **Brian Lanford, a married man, whose address is: 58 Sand Lake Drive, Leeds, AL 35094**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 1, according to Lanford Family Subdivision Sand Lake Point, as recorded in Map Book 35, Page 112, in the Probate Office of Shelby County, Alabama.

The property hereinabove described does not constitute the homestead of Grantor, nor that of his spouse, neither is it contiguous thereto.

SUBJECT TO:

- **Taxes for 2013 and subsequent years.**
- **Transmission line permits to Alabama Power Company as recorded in Deed Book 131, Page 137; Deed Book 131, Page 158; Deed Book 131, Page 159; Deed Book 131, Page 388 and Deed Book 212, Page 576.**
- **Right of way to Shelby County as recorded in Deed Book 240, Page 668.**
- **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Book 77, Page 219.**
- **Riparian and other rights created by the fact that the subject6 property fronts on Sand Lake.**
- **Access Agreement recorded in inst. No. 2001-4978.**

Shelby County, AL 09/12/2013
State of Alabama
Deed Tax: \$13.00

- **10' Ingress and Egress easement across the East side of said lot and Part of South side of said lot as shown on recorded map.**
- **Restrictions as shown on recorded map of said subdivision.**
- **Purchase Money First Mortgage in favor of Central State Bank in the sum of \$50,400.00, executed on even date herewith.**

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs 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 11th day of September, 2013.

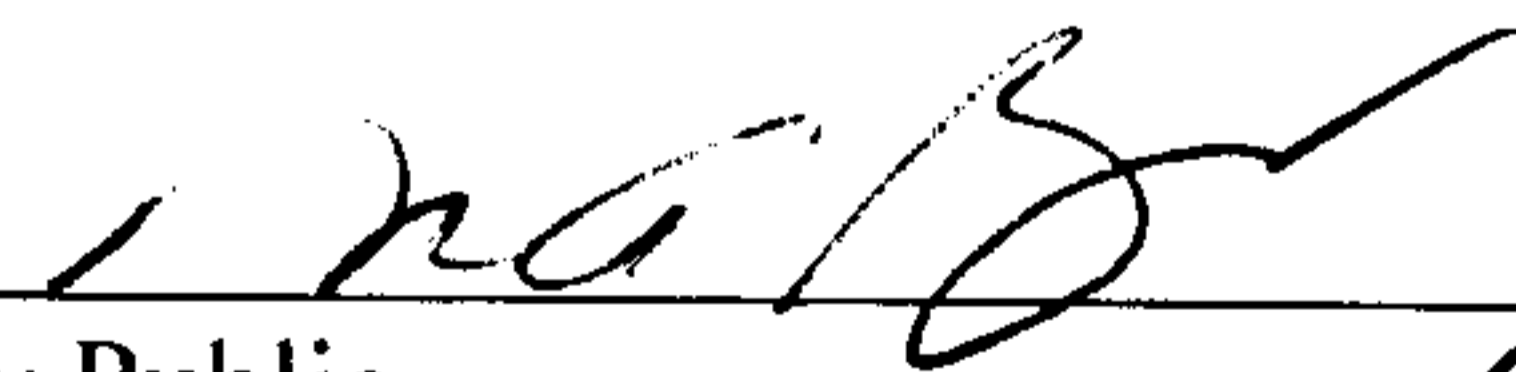


John T. Lanford

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John T. Lanford**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of September, 2013.



Notary Public

My commission expires: 09/31/17



20130912000371270 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
09/12/2013 03:39:17 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	John T. Lanford	Grantee's Name	Brian Lanford
Mailing Address	P O Box 380001	Mailing Address	58 Sand Lake Dr.
	Birmingham AL 35238		Leeds AL 35094

Property Address	Lot 1 Lanford Family Subdivision	Date of Sale	September //, 2013
	MB 35, Page 112, Shelby Co., AL	Total Purchase Price	\$ 63,000.00
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	Closing Statement		

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

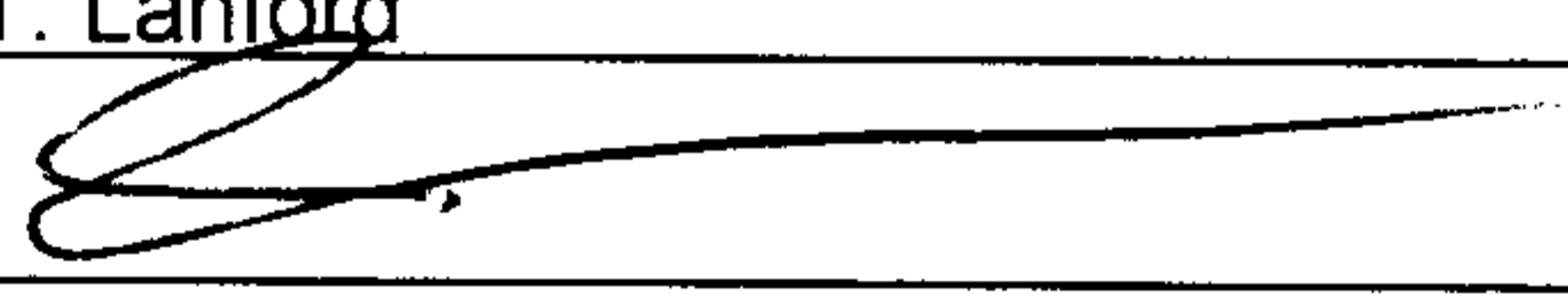
Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

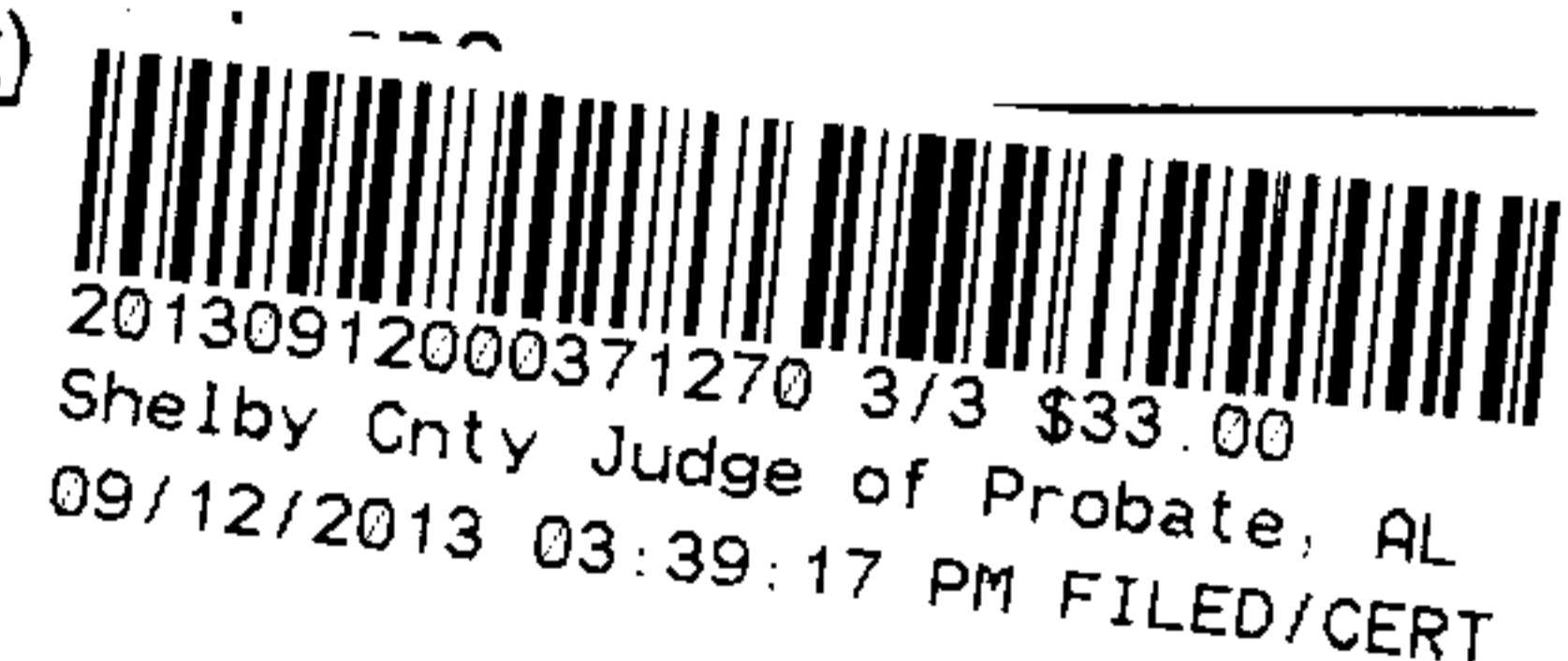
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

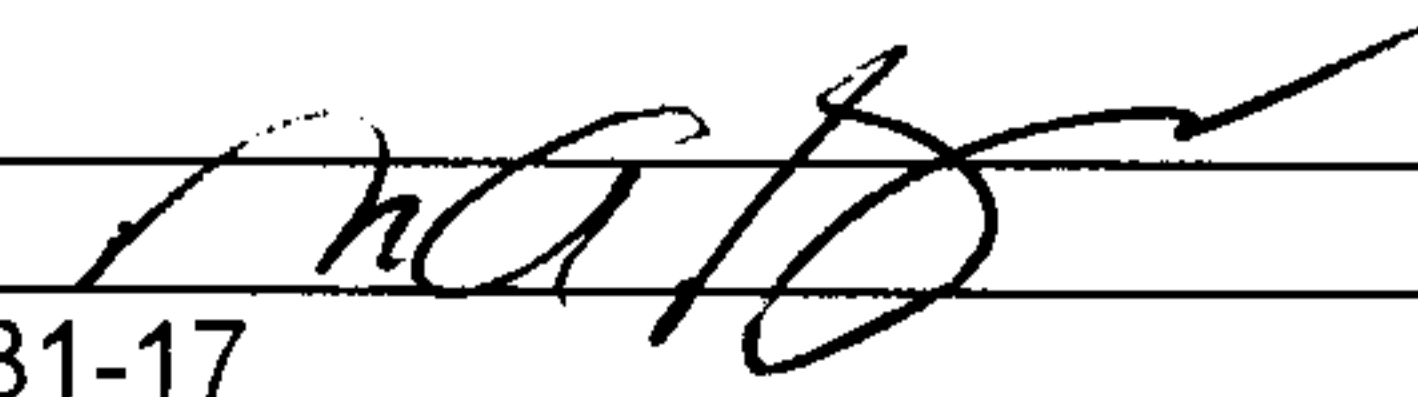
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date		Print	John T. Lanford
Verified by:	Mitchell A. Spears	Sign	
			(Grantor/Grantee/Owner/Agent)

STATE OF ALABAMA)
COUNT OF SHELBY)

Sworn to and subscribed before me this the 11th day of September, 2013.



	Notary Public
7-31-17	My commission expires: