

Send tax notice to:


HAMPTON TANNER  
2429 BROOK RUN  
BIRMINGHAM, AL, 35244

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2013615

**WARRANTY DEED**

  
20131217000482590 1/2 \$162.00  
Shelby Cnty Judge of Probate, AL  
12/17/2013 02:15:12 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Ninety-Five Thousand and 00/100 Dollars (\$495,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, WILLIAM W. COYNE and SUSAN L. COYNE, HUSBAND AND WIFE **whose mailing address** is PO. Box 7572 Gulf Shores AL 36547 (hereinafter referred to as "Grantors") by HAMPTON TANNER and HOLLY TANNER **whose mailing address** is 2429 BROOK RUN, BIRMINGHAM, AL 35244 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 35, ACCORDING TO THE SURVEY OF SHADOW BROOK, AS RECORDED IN MAP BOOK 6, PAGE 102, A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. .

Shelby County, AL 12/17/2013  
State of Alabama  
Deed Tax: \$145.00


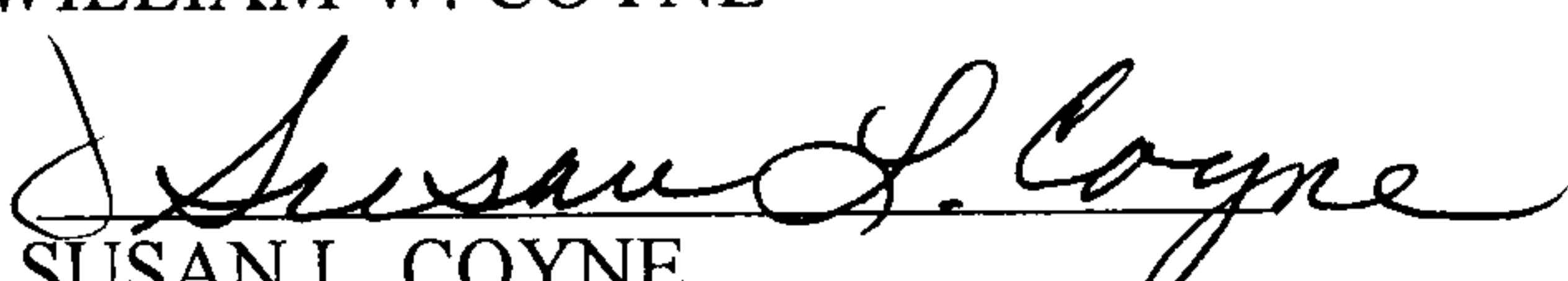
SUBJECT TO:


1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSON OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF SHADOW BROOK, AS RECORDED IN MAP BOOK 6, PAGE 102, A& B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN BOOK 16 PAGE 561 AND ANY AMENDMENTS THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN BOOK 17, PAGE 393; BOOK 129, PAGE 567; BOOK 301, PAGE 562 AND BOOK 17, PAGE 386.

\$350,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.  
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 9th day of December, 2013.


  
WILLIAM W. COYNE  
  
SUSAN L. COYNE

  
20131217000482590 2/2 \$162.00  
Shelby Cnty Judge of Probate: AL  
12/17/2013 02:15:12 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM W. COYNE and SUSAN L. COYNE, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of December, 2013..

  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: 6-30-16