

Send tax notice to:
Lanny Wayne Bryan
c/o Teresa B. Clements
1162 Cahaba River Estates
Hoover, AL 35244

This Instrument Prepared By:
Virginia S. Boliek, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED. THIS INSTRUMENT MEETS THE REQUIREMENTS OF SECTION 40-22-1, CODE OF ALABAMA 1975, AS AMENDED (ALSO KNOWN AS ACT 2012-494).

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, David M. Clements and Teresa B. Clements, husband and wife, (hereinafter referred to as "Grantors"), whose mailing address is 1162 Cahaba River Estates, Hoover, Alabama 35244, do grant, bargain, sell and convey unto Lanny Wayne Bryan and Carolyn Jean Bryan, husband and wife (hereinafter referred to as "Grantees"), whose mailing address is c/o Teresa B. Clements, 1162 Cahaba River Estates, Hoover, Alabama 35244, a life estate for the joint lives of the Grantees and upon the death of either of them, then to the survivor thereof for his or her life, and then upon such survivor's death, the remainder to Grantors, in fee simple, as joint tenants with right of survivorship, all of the following described real estate situated in Shelby County, Alabama, to-wit:

ALL OF LOT TWELVE (12) LYING SOUTH OF ROAD IN THE SURVEY OF CAHABA RIVER ESTATES AS RECORDED IN MAP BOOK 17, PAGE 64, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA.

AND, FROM DATE OF CHANGE IN COUNTY LINE OF OCTOBER 1, 1943, ALSO DESCRIBED AS: ALL THAT PART OF LOT 12, MAP OF CAHABA RIVERS ESTATES, THAT LIES SOUTH OF ROAD, ACCORDING TO MAP AS RECORDED IN MAP BOOK 3, PAGE 11, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: Instrument No. 20100302000061460

Tax Assessor's Parcel I.D. No.: 11 7 26 0 001 022.000

Tax Assessor's Market Value \$86,600

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.

2. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to Grantees, for their joint lives and upon the death of either of them, then to the survivor thereof for his or her life, and then upon such survivor's death, the remainder to Grantors in fee simple as joint tenants with right of survivorship, and to Grantors heirs and assigns forever.

The above property constitutes the homestead of the Grantors.

And Grantors do for themselves and for their heirs, executors, and administrators covenant with Grantees, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to Grantees against the lawful claims of all persons for their joint lives as aforesaid.

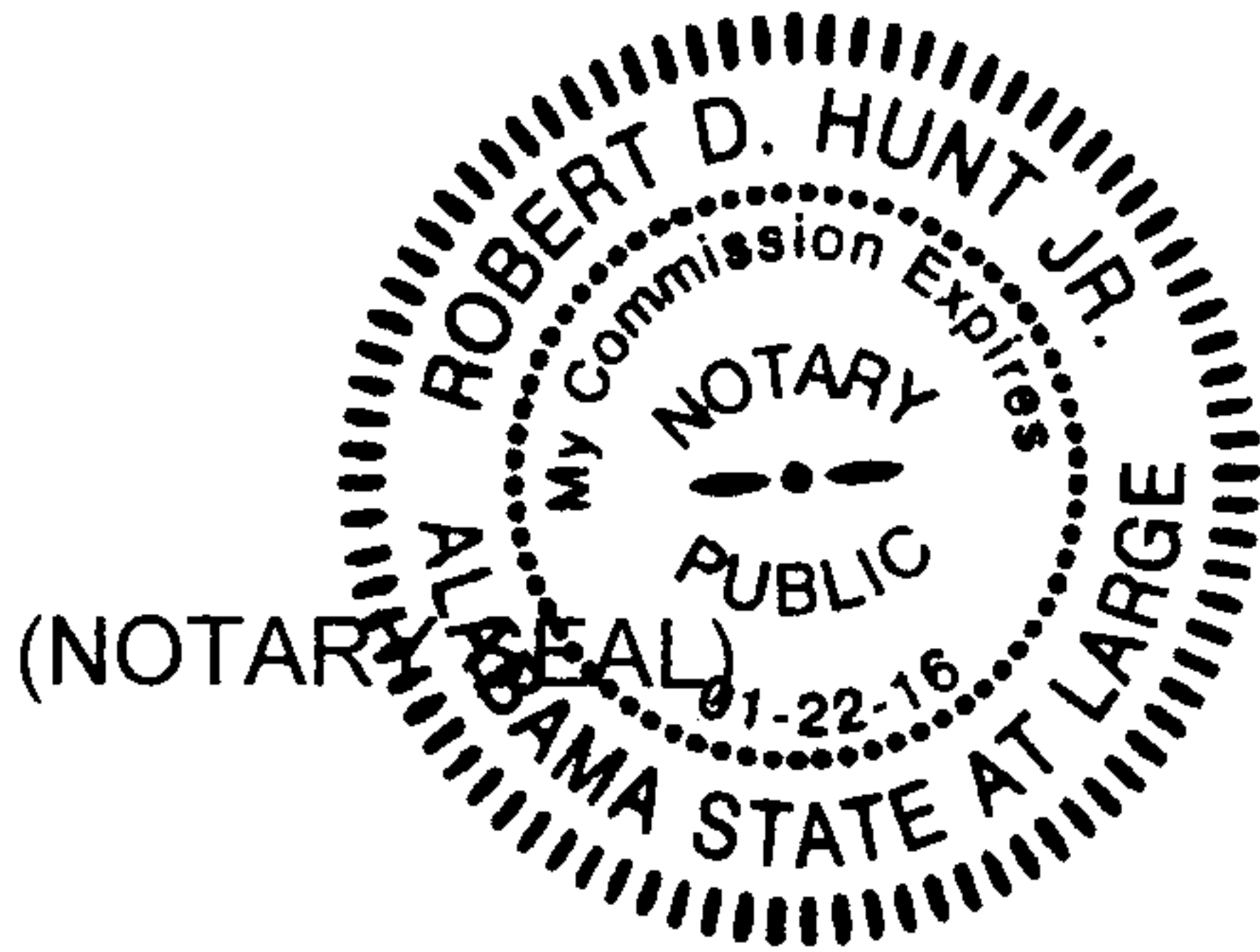
IN WITNESS WHEREOF, Grantors have hereunto set hands and seals on September 26, 2013.

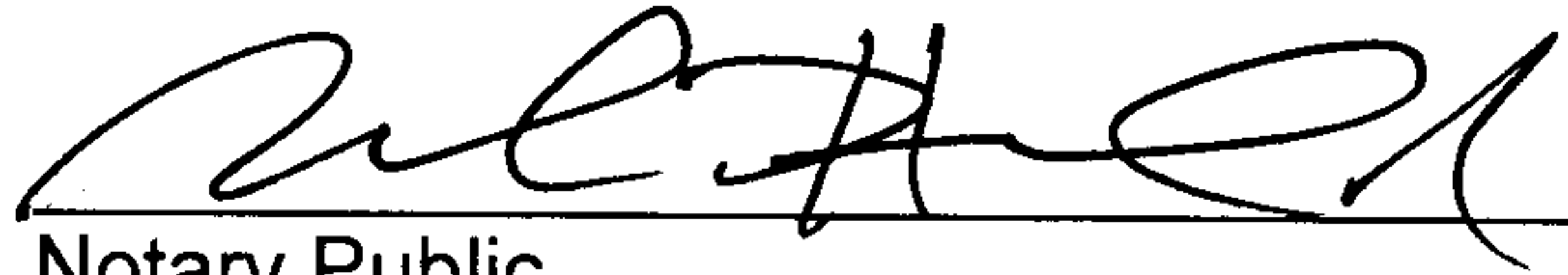
David M. Clements
David M. Clements

Teresa B. Clements
Teresa B. Clements

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that David M. Clements and Teresa B. Clements, husband and wife, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand on SEPT. 26, 2013.




Notary Public

ROBERT D. HUNT JR.
Printed Name

My Commission Expires: 1/22/16



20131218000483420 3/3 \$107.00
Shelby Cnty Judge of Probate, AL
12/18/2013 11:46:23 AM FILED/CERT

Shelby County, AL 12/18/2013
State of Alabama
Deed Tax: \$87.00