



20140102000000200 1/2 \$19.50
Shelby Cnty Judge of Probate, AL
01/02/2014 09:13:39 AM FILED/CERT

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Cody Osmer

484 Darenty Circle
Calera, AL 35040

Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$126,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Christine P. Bearden a widowed woman. Christine P. Bearden is the Surviving Grantee of that certain Deed recorded in Instrument # 20020801000358810, the other grantee, Bennett B. Bearden having died on or before April 24, 2011. , whose mailing address is 910 Lake Circle, Wilsonville, AL 35186 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Cody Osmer, whose mailing address is 484 Darenty Cir. Calera, AL 35040 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 484 Darenty Circle, Calera, AL 35040; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to 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 same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$123,717.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Christine P. Bearden a widowed woman. Christine P. Bearden is the Surviving Grantee of that certain Deed recorded in Instrument # 20020801000358810, the other grantee, Bennett B. Bearden having died on or before April 24, 2011. has/have hereunto set his/her/their hand(s) and seal(s) , this 9th day of December, 2013.

Christine P. Bearden
Christine P. Bearden

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Christine P. Bearden, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, She' executed the same voluntarily on the day the same bears date.

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


Dana Wright McGowin
Notary Public
Commission Expires: 3/5/17

Shelby County, AL 01/02/2014
State of Alabama
Deed Tax: \$2.50



EXHIBIT "A"
Legal Description

Lot 83, according to the Survey of Daventry Sector II, Phase II, as recorded in Map Book 29, Page 32, in the Probate Office of Shelby County, Alabama.


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S13-3211