

Send tax notice to:

DANIEL B. TILFORD  
3159 CROSSINGS DRIVE  
HOOVER, AL, 35242

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

2014067

**WARRANTY DEED**

  
20140303000057160 1/2 \$300.00  
Shelby Cnty Judge of Probate, AL  
03/03/2014 01:42:00 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-Three Thousand and 00/100 Dollars (\$283,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, TODD J. KETNER and KRISTI R. KETNER, HUSBAND AND WIFE **whose mailing address is: 1240 BROADMOOR CIRCLE, FRANKLIN, TN 37067** (hereinafter referred to as "Grantors") by DANIEL B. TILFORD and SHIRLEY S. TILFORD **whose mailing address is: 3159 CROSSINGS DRIVE HOOVER, AL 35242** (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 196, ACCORDING TO THE SURVEY OF PHASE FIVE, CALDWELL CROSSINGS, 2ND SECTOR, AS RECORDED IN MAP BOOK 32, PAGE 103 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. .

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. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
4. EASEMENT OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
6. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
7. ANY ADVERSE CLAIM TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO ANY SUCH PORTION SO CREATED AND RIPARIAN RIGHTS, IF ANY.
8. ANY PRIOR REERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES, OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING BUT NOT LIMITED TO GAS, OIL, SAND AND GRAVEL IN, OR AND UNDER SUBJECT PROPERTY.
9. SUBSEQUENT ASSESSMENTS OR TAXES AND ANY PENALTIES AND INTEREST, DUE TO ANY ROLLBACKS, SPECIAL ASSESSMENTS, OR RECAPTURES RESULTING FROM CHANGE IN THE LAND USAGE OR LOSS OF CURRENT USE EXEMPTION.

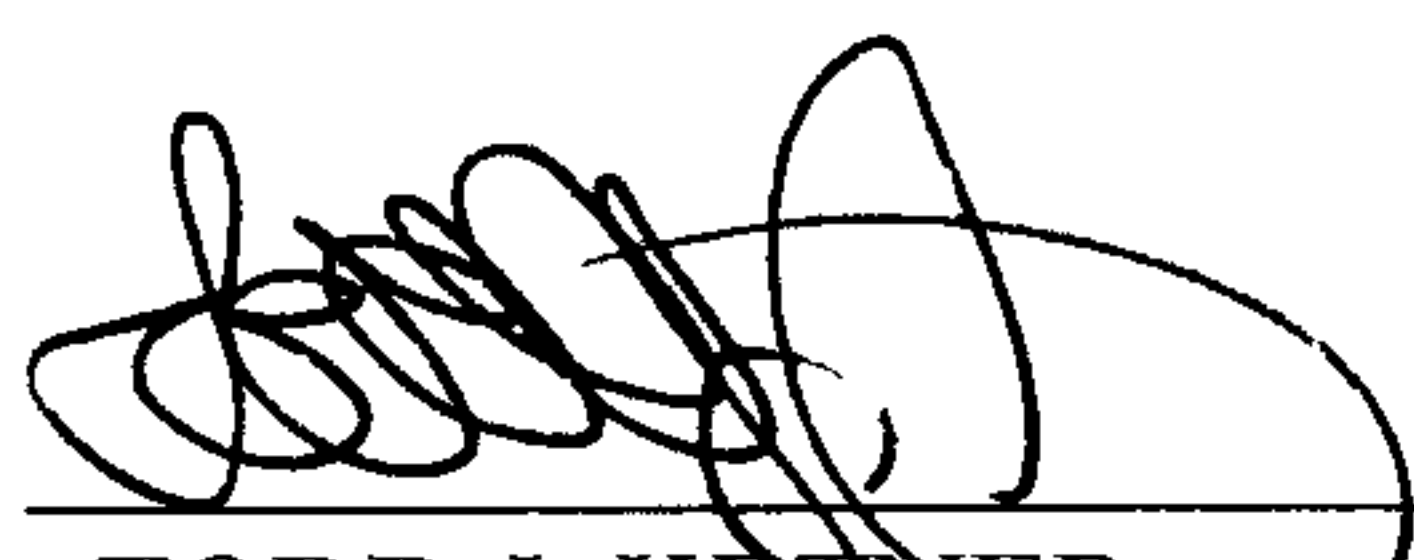
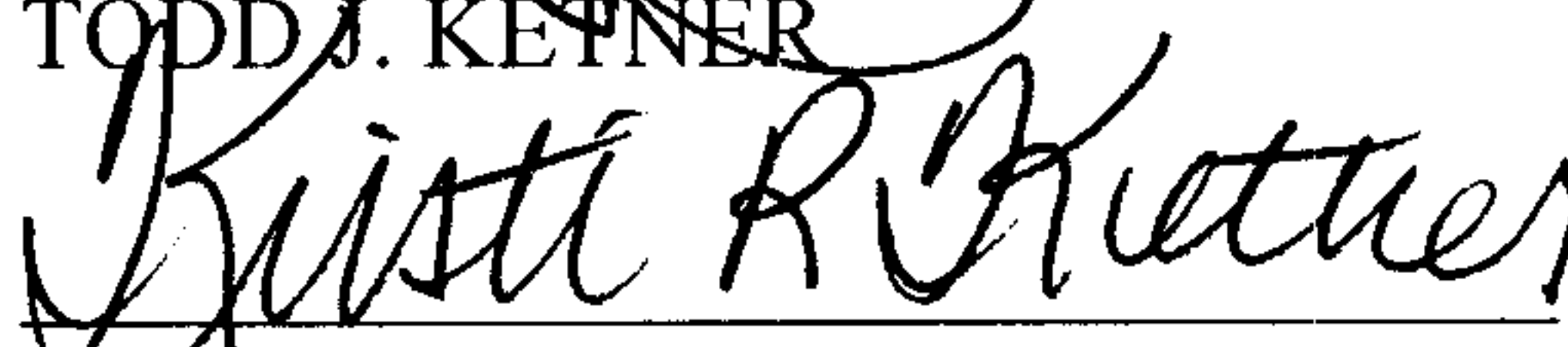
10. RESTRICTIONS, LIMITATIONS, SETBACKS, COVENANTS, CONDITIONS, EASEMENTS, RIGHTS OF WAY AND COMMON AREAS AS SHOWN ON THE SURVEY OF PHASE FIVE, CALDWELL CROSSINGS, 2ND SECTOR, MB 32, PAGE 102 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
11. RIGHT OF WAY TO ALABAMA POWER CO., RECORDED IN REAL VOLUME 142, PAGE 148 AND REAL VOLUME 142, PAGE 148 IN SAID PROBATE OFFICE.
12. RIGHT OF WAY GRANTED SHELBY COUNTY AS RECORDED IN VOLUME 233, PAGE 700; VOLUME 216, PAGE 29, VOLUME 282, PAGE 115, IN SAID PROBATE OFFICE.
13. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 2002-02381 AND INSTRUMENT NO. 2004-5776 IN SAID PROBATE OFFICE.

\$0.00 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 27th day of February, 2014.

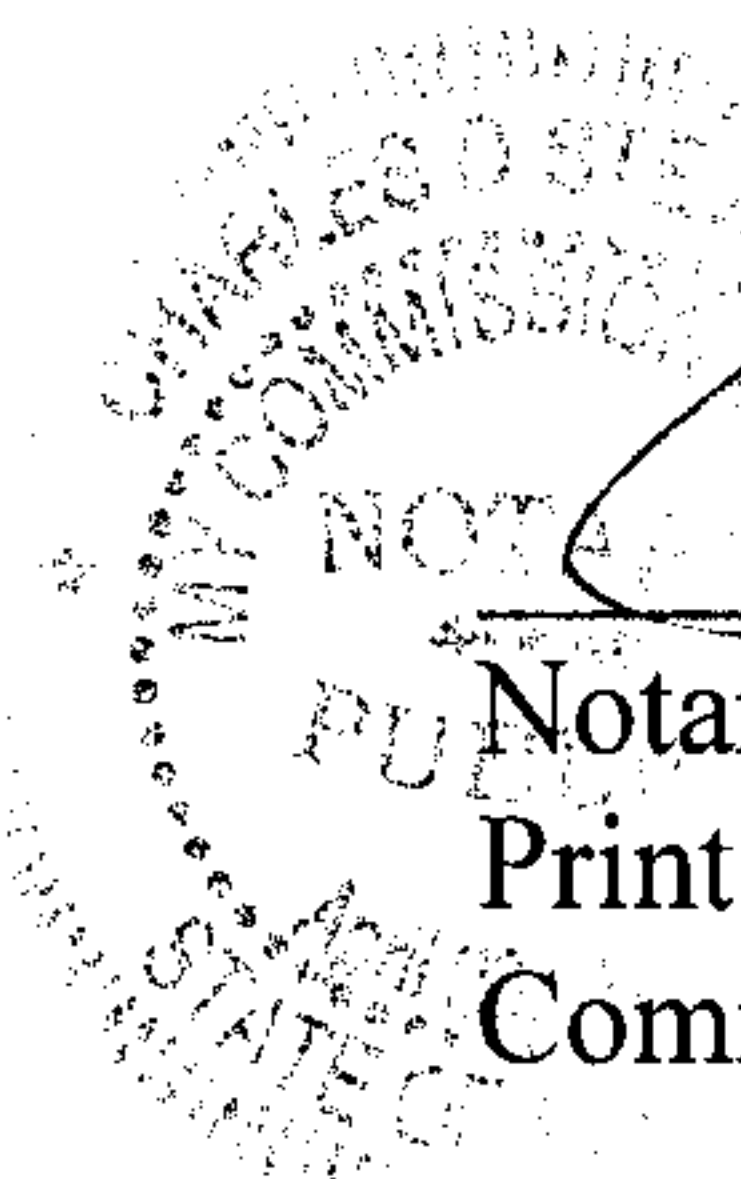
20140303000057160 2/2 \$300.00  
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TODD J. KETNER  
  
KRISTI R. KETNER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD J. KETNER and KRISTI R. KETNER, 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 27th day of February, 2014.



Notary Public  
Print Name: Charles D Stewart  
Commission Expires: 03-03-16

