

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:  
Cynthia Giddens Abston  
229 Park Lake Trace  
Helena, AL 35080

Warranty Deed

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

That in consideration of \$234,500.00, the amount of which can be verified in the Sales prices 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 Eric P. Anderson and Deanna L. Anderson Husband and Wife, whose mailing address is 5235 Concord Downs Dr. Cumming, GA 30040 -- (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Cynthia Giddens Abston, whose mailing address is 229 Park Lake Trace Helena, AL 35080 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 229 Park Lake Trace, Helena, AL 35080; 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; \$211,050.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Eric P. Anderson and Deanna L. Anderson Husband and Wife has/have hereunto set his/her/their hand(s) and seal(s) , this 29th day of May, 2014.

Eric P. Anderson  
Deanna L. Anderson

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Eric P. Anderson and Deanna L. Anderson, 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, They executed the same voluntarily on the day the same bears date.

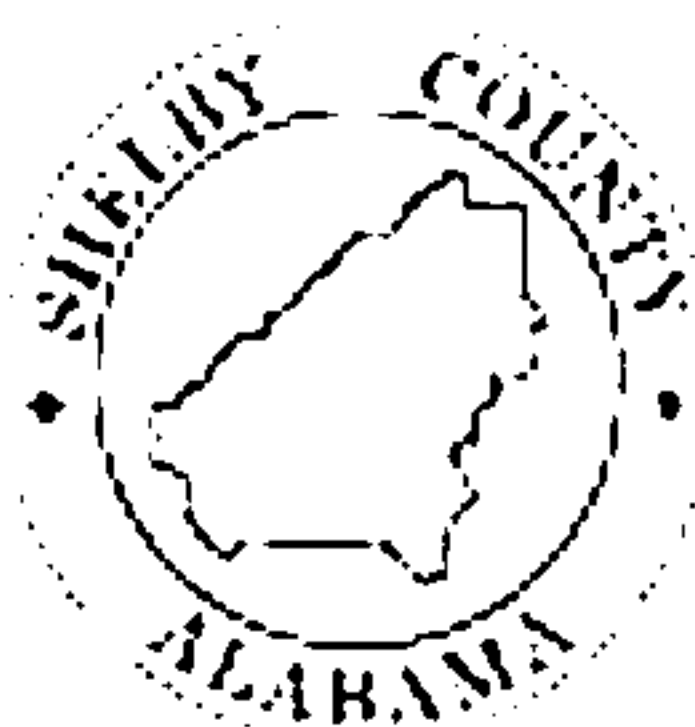
Given under my official hand and seal this the 29th day of May, 2014.

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



EXHIBIT "A"  
Legal Description

Lot 473, according to the Final Plat Riverwoods Fourth Sector - Phase III, as recorded in Map Book 31, Page 89, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/02/2014 11:22:56 AM  
\$251.50 KELLY  
20140602000164020

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.