

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:
Richard Kiefer
2995 Highway 77
Columbiana, AL 35051

20150504000144180
05/04/2015 08:04:38 AM
DEEDS 1/2

Warranty Deed

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

That in consideration of \$25,000.00, 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 Cheryl Frances Tanner, a(n) Single woman. Cheryl Frances Tanner is the surviving grantee of the deed recorded in Instrument #20090819000319090, Mary Frances Tanner having died on October 9, 2012, THIS IS NOT THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE, whose mailing address is 2995 Highway 77, Columbiana AL 35051 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Richard Kiefer, whose mailing address is 2995 Highway 77, Columbiana AL 35051 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 2995 Highway 77, Columbiana, AL 35051; 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; \$ 0.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Cheryl Frances Tanner, a(n) single woman. Cheryl Frances Tanner is the surviving grantee of the deed recorded in Instrument #20090819000319090, Mary Frances Tanner having died on October 9, 2012, THIS IS NOT THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE has/have hereunto set his/her/their hand(s) and seal(s) , this 1st day of May, 2015.

Cheryl Frances Tanner
Cheryl Frances Tanner

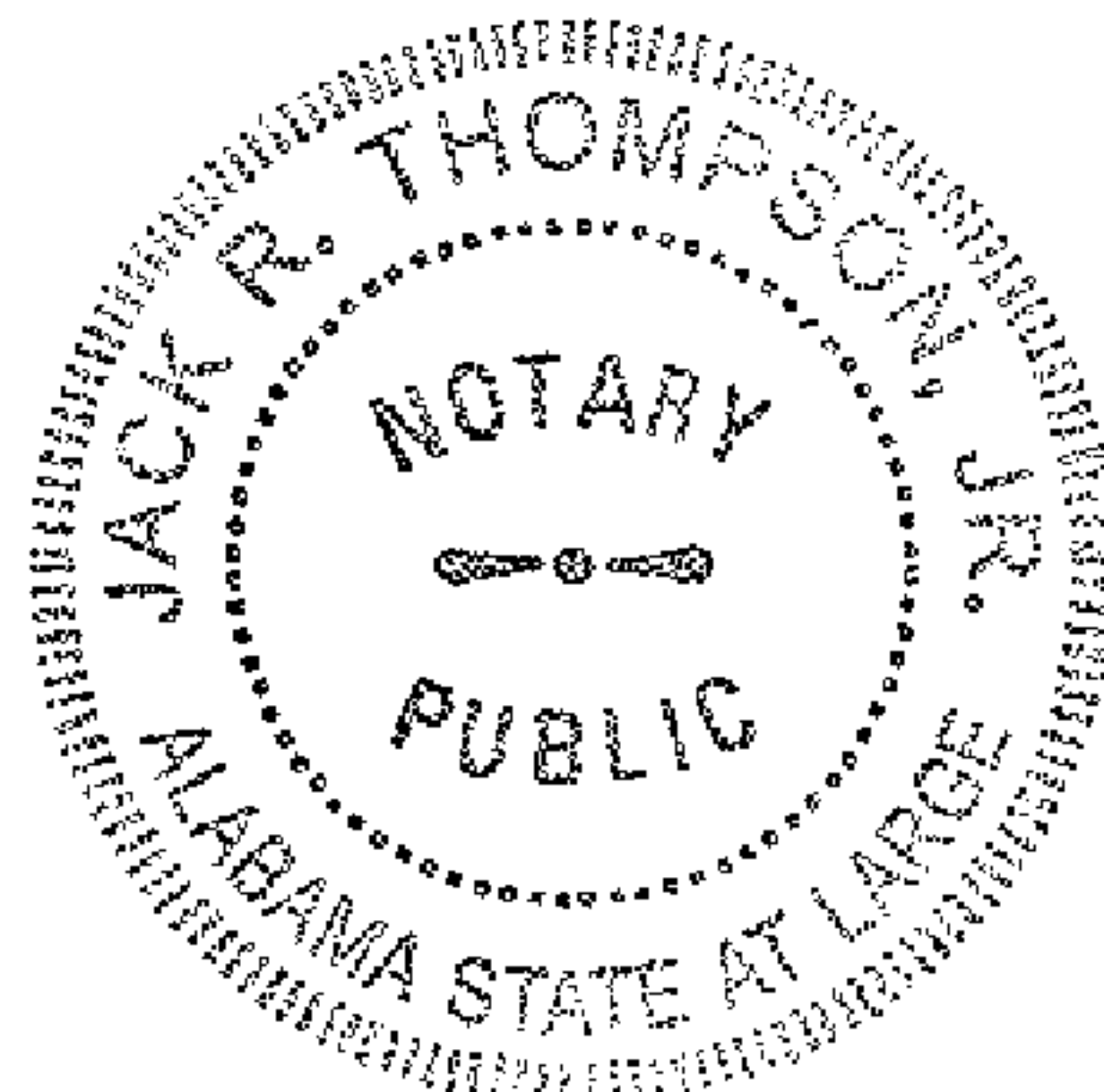
State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Cheryl Frances Tanner, 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 1st day of May, 2015.

[Signature]
Notary Public

Commission Expires: 10/31/2016



S15-1245HUD

EXHIBIT "A"
Legal Description

Lot 1, according to the Map and Survey of Tanner Subdivision as recorded in Map Book 44, page 137, 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
05/04/2015 08:04:38 AM
\$42.00 CHERRY
20150504000144180

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