

STATE OF ALABAMA)
COUNTY OF SHELBY)

20151105000385290 1/1 \$150.00
Shelby Cnty Judge of Probate, AL
11/05/2015 11:15:42 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Three hundred twelve thousand and no/100 (\$312,000.00), being the contract sales price, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Suzanne Tovar, Successor Trustee of the Revocable Living Trust of Mabel W. Flanagan dated March 12, 1999 (GRANTOR) whose address is 4128 Stone River Road, Birmingham, AL 35213 does grant, bargain, sell and convey unto William C. Landers and Nell S. Landers (GRANTEES), whose address is 4173 Crossings Lane, Hoover, AL 35242 as joint tenants with right of survivorship, the following described real estate situated in Shelby County, AL to-wit:

LOT 307, ACCORDING TO THE SURVEY OF CALDWELL CROSSINGS, 3rd SECTOR, AS RECORDED IN MAP BOOK 33, PAGE 154, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. aka 4173 Crossings Lane, Hoover, AL 35242

SUBJECT TO:

Ad valorem taxes due October 1, 2016.

Minerals and mining rights not owned by Grantor.

Easement(s), building line(s) and restriction(s) as shown on recorded map.

Right of way to Shelby County as recorded in Volume 233, Page 700, Volume 216, Page 29 and Volume 282, Page 115.

Right of way to the City of Hoover as recorded in Inst. No. 2000-40742, Inst. No. 2000-40741 and Inst. No. 2000-25988.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Inst. No. 2002-02381 and amendments thereto.

Easement for ingress and egress in Inst. No. 1997-20513.

Release of damages as set forth in Inst. No. 1997-23467.

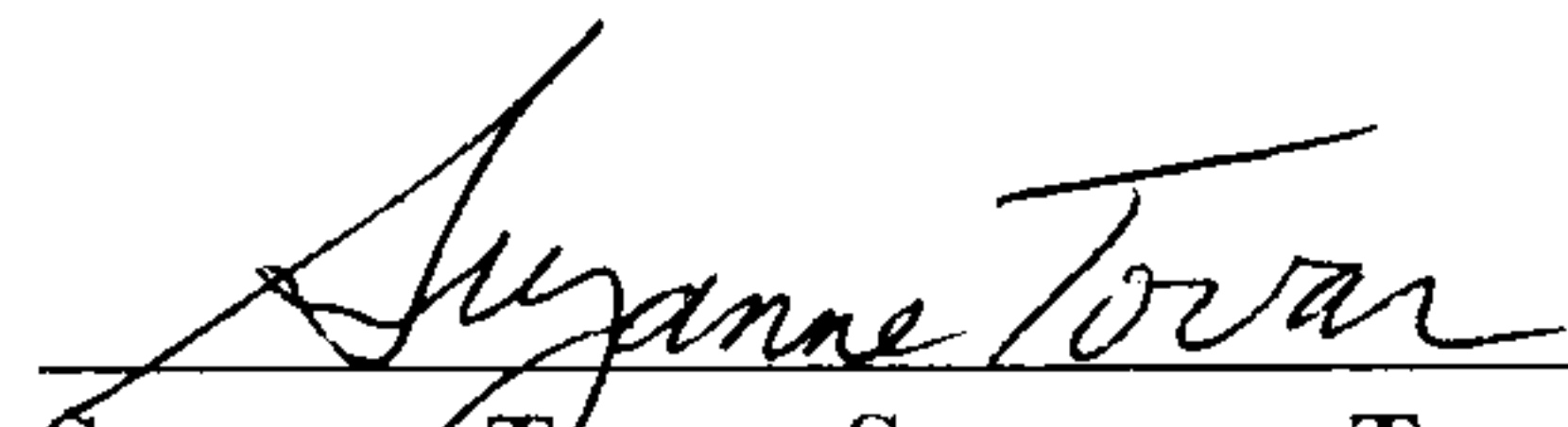
Easement to Alabama Power Company as recorded in Inst. No. 20040204000057760.

\$176,000.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD unto the said **Grantees** as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And said Grantor, in her capacity as said Successor Trustee only, does in her stated capacity and, her, successors and assigns covenant with said GRANTEES, their heirs, successors and assigns that said Grantor as said Successor Trustee is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she in her stated capacity has a good right to sell and convey the same as aforesaid, and that she, in her stated capacity, will and her successors and assigns shall, warrant and defend the same to the same GRANTEES, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 3rd day of November, 2015

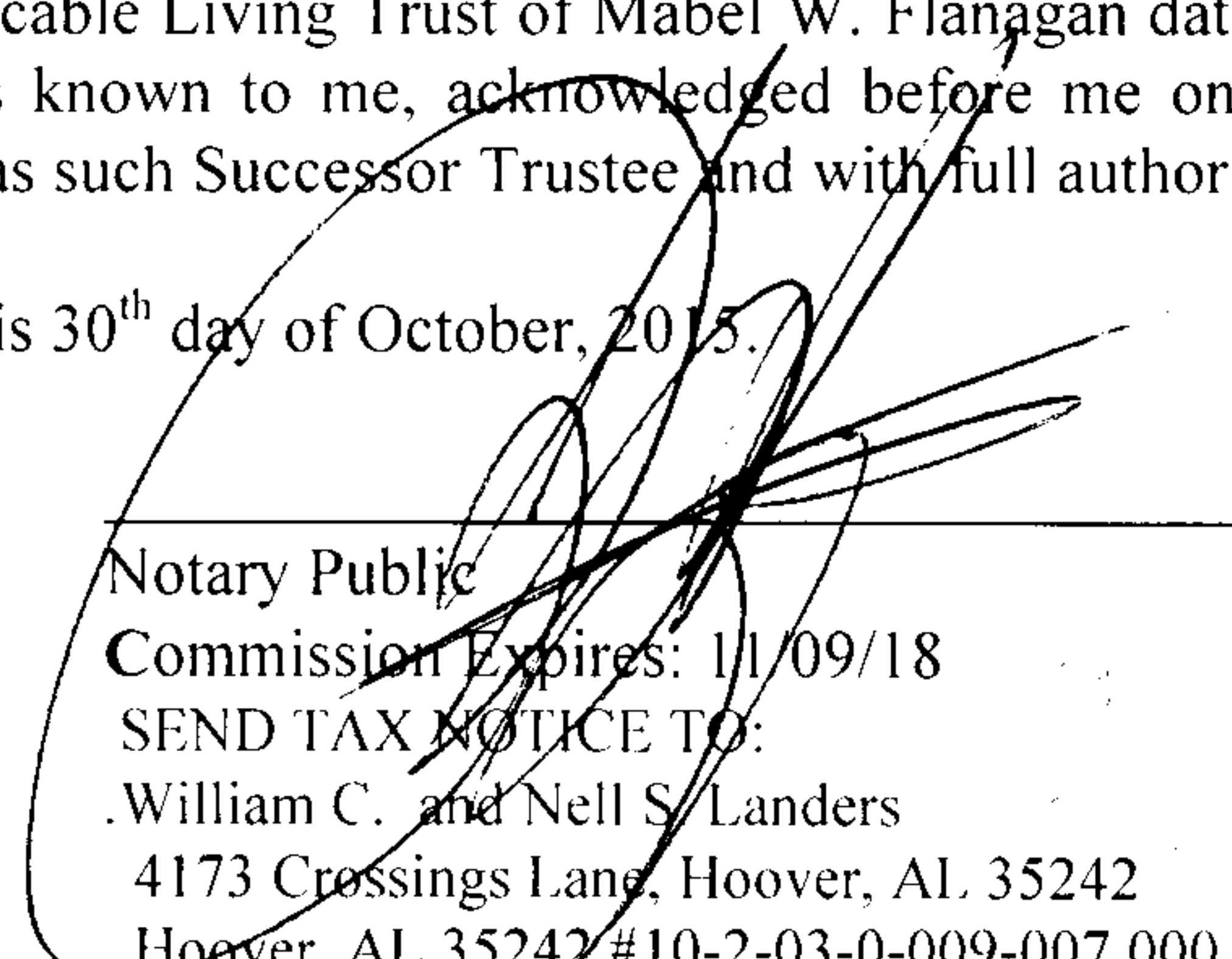

Suzanne Tovar, Successor Trustee of the
Revocable Living Trust of Mabel W. Flanagan
dated March 12, 1999

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that Suzanne Tovar, whose name as the Successor Trustee of the Revocable Living Trust of Mabel W. Flanagan dated March 12, 1999 is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, she as such Successor Trustee and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 30th day of October, 2015.

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY, #338
Birmingham, AL 35209


Notary Public
Commission Expires: 11/09/18
SEND TAX NOTICE TO:
William C. and Nell S. Landers
4173 Crossings Lane, Hoover, AL 35242
Hoover, AL 35242 #10-2-03-0-009-007.000