

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:  
Nicholas Penhale  
277 Park Place Way  
Alabaster, AL 35007

Warranty Deed



20130702000270770 1/2 \$21.00  
Shelby Cnty Judge of Probate, AL  
07/02/2013 10:03:13 AM FILED/CERT

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

That in consideration of \$115,000.00, 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 Hazel P. Sanders a single person, Hazel P. Sanders is the Surviving Grantee of that certain Deed recorded in Instrument # 1993-31890, the other grantee, Wiley R. Sanders having died on or about November 27, 2010. , whose mailing address is

4812 Bridgewater Rd. B'ham, AL 35243 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Nicholas Penhale, whose mailing address is 277 Park Place Way, Alabaster, AL 35007 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 277 Park Place Way, Alabaster, AL 35007; 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; \$109,250.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Hazel P. Sanders a single person, Hazel P. Sanders is the Surviving Grantee of that certain Deed recorded in Instrument # 1993-31890, the other grantee, Wiley R. Sanders having died on or about November 27, 2010. has/have hereunto set his/her/their hand(s) and seal(s) , this 24th day of June, 2013.

Shelby County, AL 07/02/2013  
State of Alabama  
Deed Tax: \$6.00

Hazel P. Sanders  
Hazel P. Sanders

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Hazel P. Sanders, 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 24th day of June, 2013.

Notary Public  
Commission Expires: 3/5/17

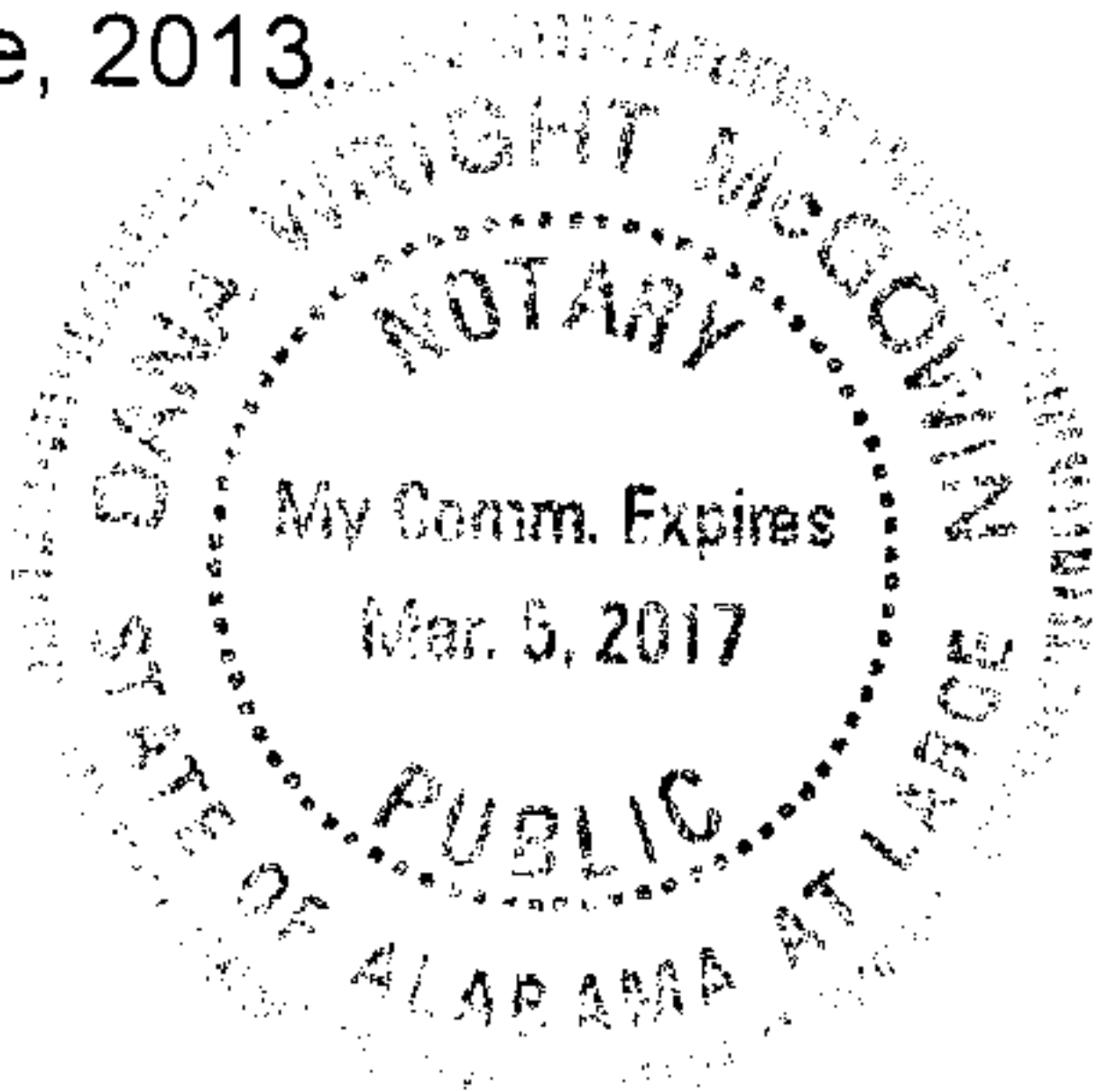



EXHIBIT "A"  
Legal Description

Lot 25, according to the Survey of Park Place, Second Addition, as recorded in Map Book 17, Page 16, in the Probate Office of Shelby County, Alabama.

  
20130702000270770 2/2 \$21.00  
Shelby Cnty Judge of Probate, AL  
07/02/2013 10:03:13 AM FILED/CERT