

Phone (205) 443-9027

Pelham, AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

SHELBY COUNTY

grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 1755 Indian Hills Road, Pelham, AL 35124; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all 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: \$167,200.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 25th day of April, 2014.

Mary E. Comeaux

May & Corneal, her attorney
in fact

Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Mary E. Comeaux, as an individual and whose name as Attorney in Fact for Elizabeth Tortorich is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in her capacity as such Attorney in Fact, and individually and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 25th day of April, 2014.

Commission Expires: 3/5/17

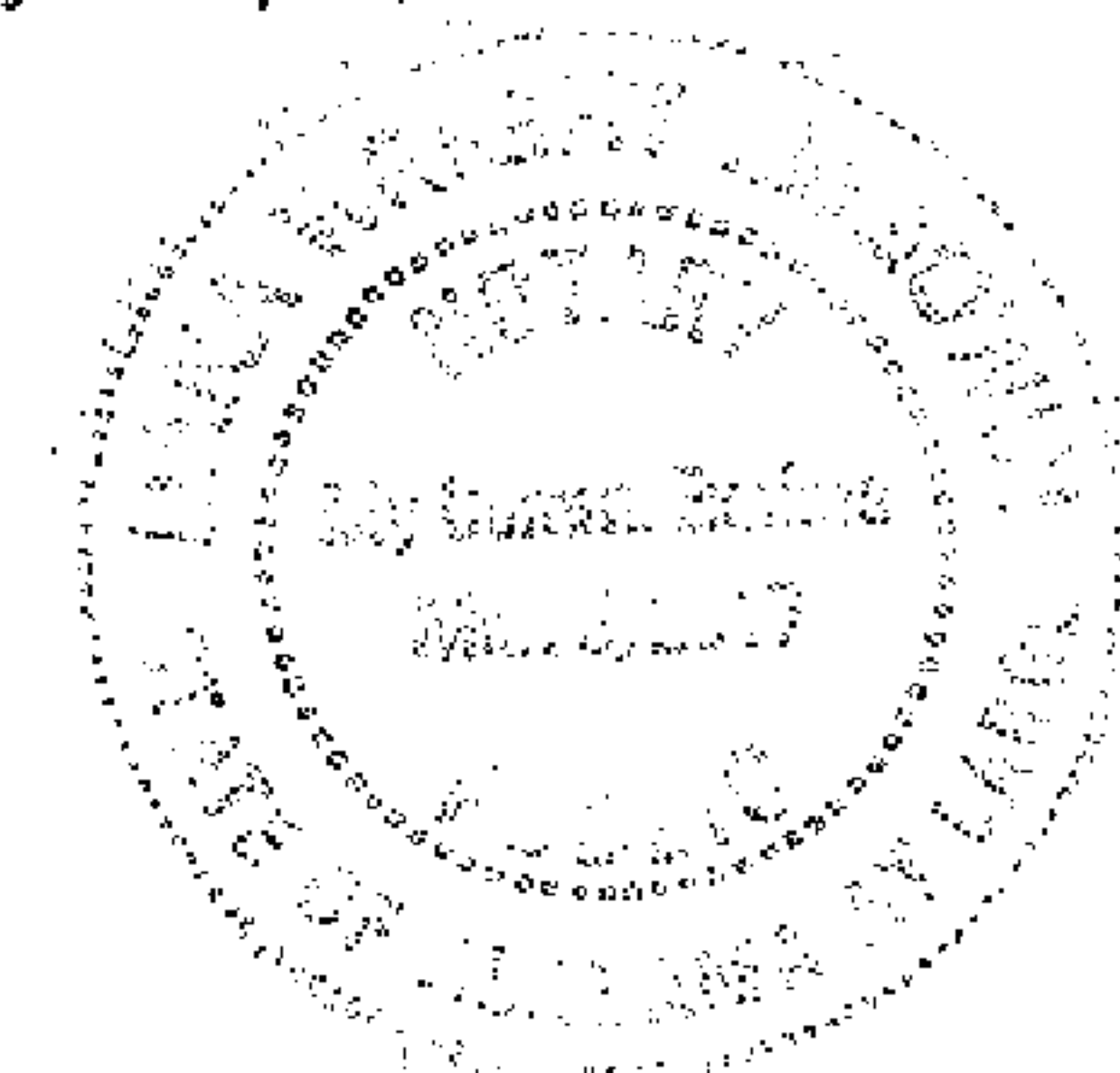


EXHIBIT "A"
Legal Description

Lot 13, according to the Map and Survey of Chaparaal, First Sector, Phase II, as recorded in Map book 8, Page 114, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/30/2014 03:37:15 PM
\$26.00 KELLY
20140430000128690

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

S14-1152