

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
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Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Joshua Guy Beard
Katherine Renee Beard
117 Kentwood Ln.
Alabaster, AL 35007

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$184,900.00, 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 Kelan A. Forrest and Cathy W. Forrest, Husband and Wife, whose mailing address is 101 Kingsley Rd. Alabaster, AL 35007 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Joshua Guy Beard and Katherine Renee Beard, whose mailing address is 117 Kentwood Lane Alabaster, AL 35007 (herein referred to as 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 117 Kentwood Lane, 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, unto the said GRANTEES 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: \$184,900.00 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 29th day of May, 2014.

Kelan A. Forrest
Kelan A. Forrest
Cathy W. Forrest
Cathy W. Forrest

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Kelan A. Forrest and Cathy W. Forrest, 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.

[Signature]
Notary Public
Commission Expires: 3/5/17



EXHIBIT "A"
Legal Description

Lot 53, according to the Survey of Kenwood, First Addison, as recorded in Map Book 17, Page 115, and re-recorded in Map Book 19, Page 75, 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 11:25:50 AM
\$17.00 KELLY
20140602000164040

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.

S14-0965