

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

20140902000273960
09/02/2014 10:46:36 AM
DEEDS 1/2

Send Tax Notice To:
Matthew Wingate
Tanya Wingate
140 Piney Woods Dr.
Helena, AL 35080

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$275,000.00, 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 Neil F. Thompson, a married man, this property does not constitute the homestead of the grantor's spouse, whose mailing address is

5320 Greystone Way, B'ham, AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Matthew Wingate and Tanya Wingate, whose mailing address is 140 Piney Woods Drive Helena AL 35080 (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 140 Piney Woods Drive, Helena, AL 35080; to-wit:

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

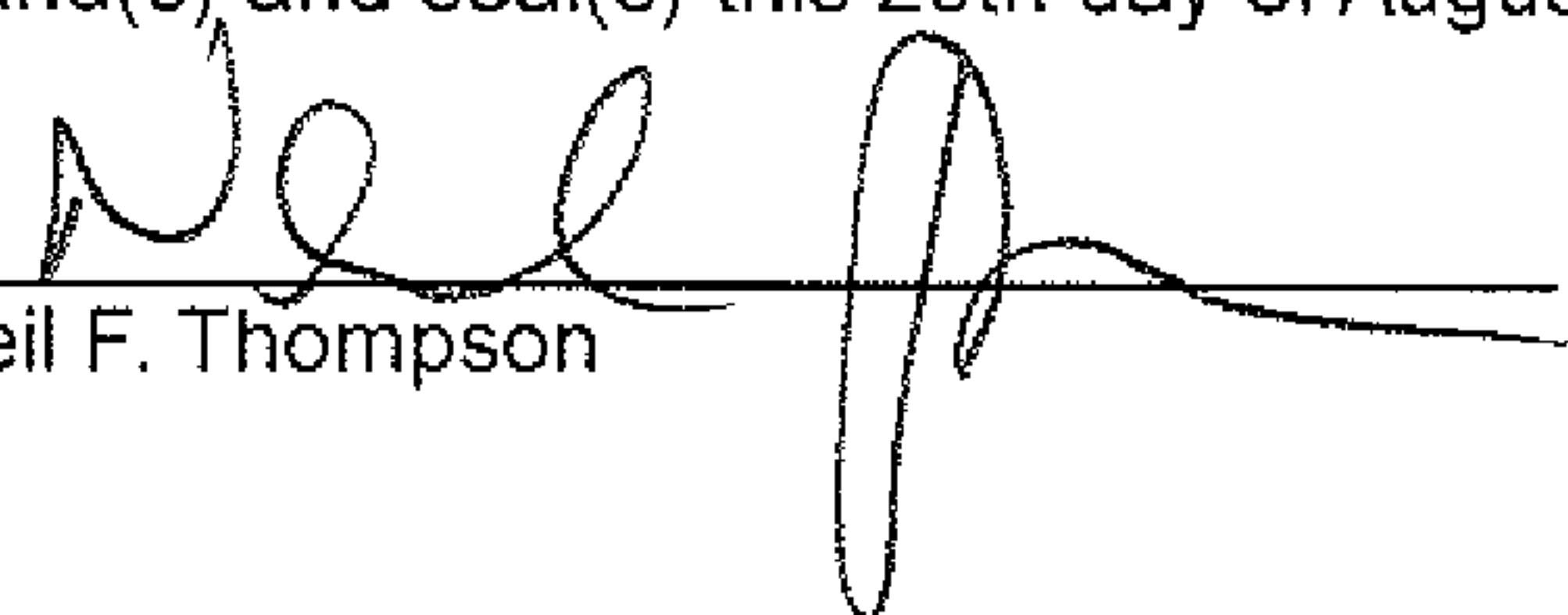
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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; \$261,250.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

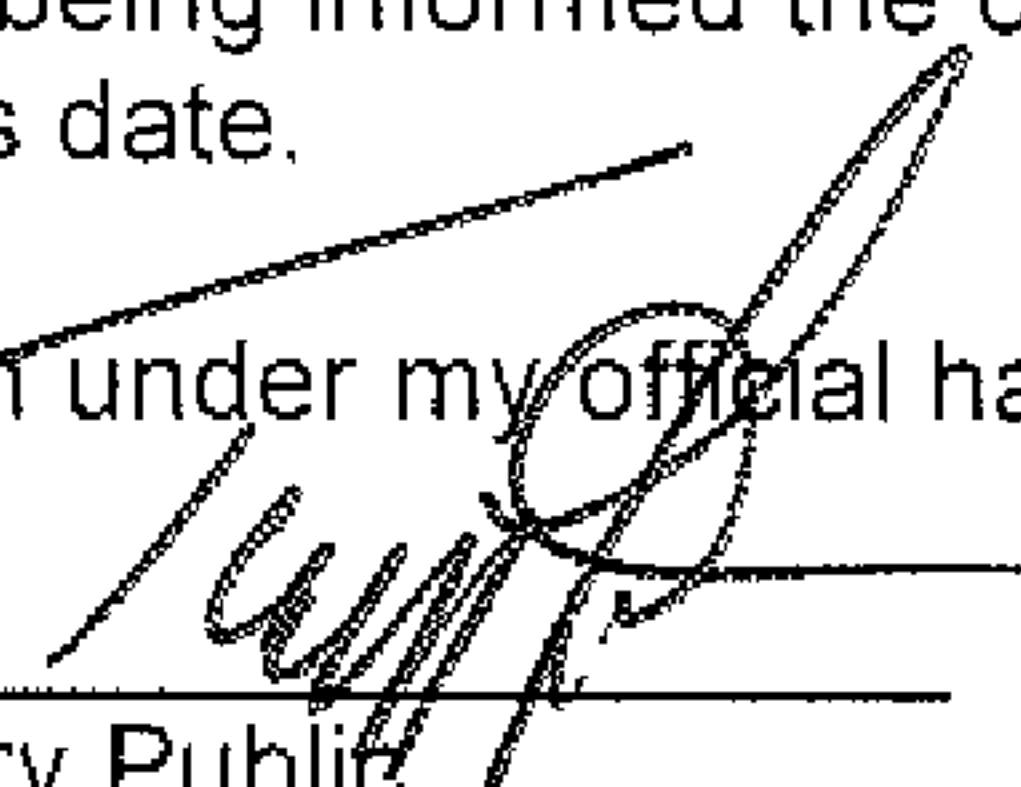
IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 29th day of August, 2014.

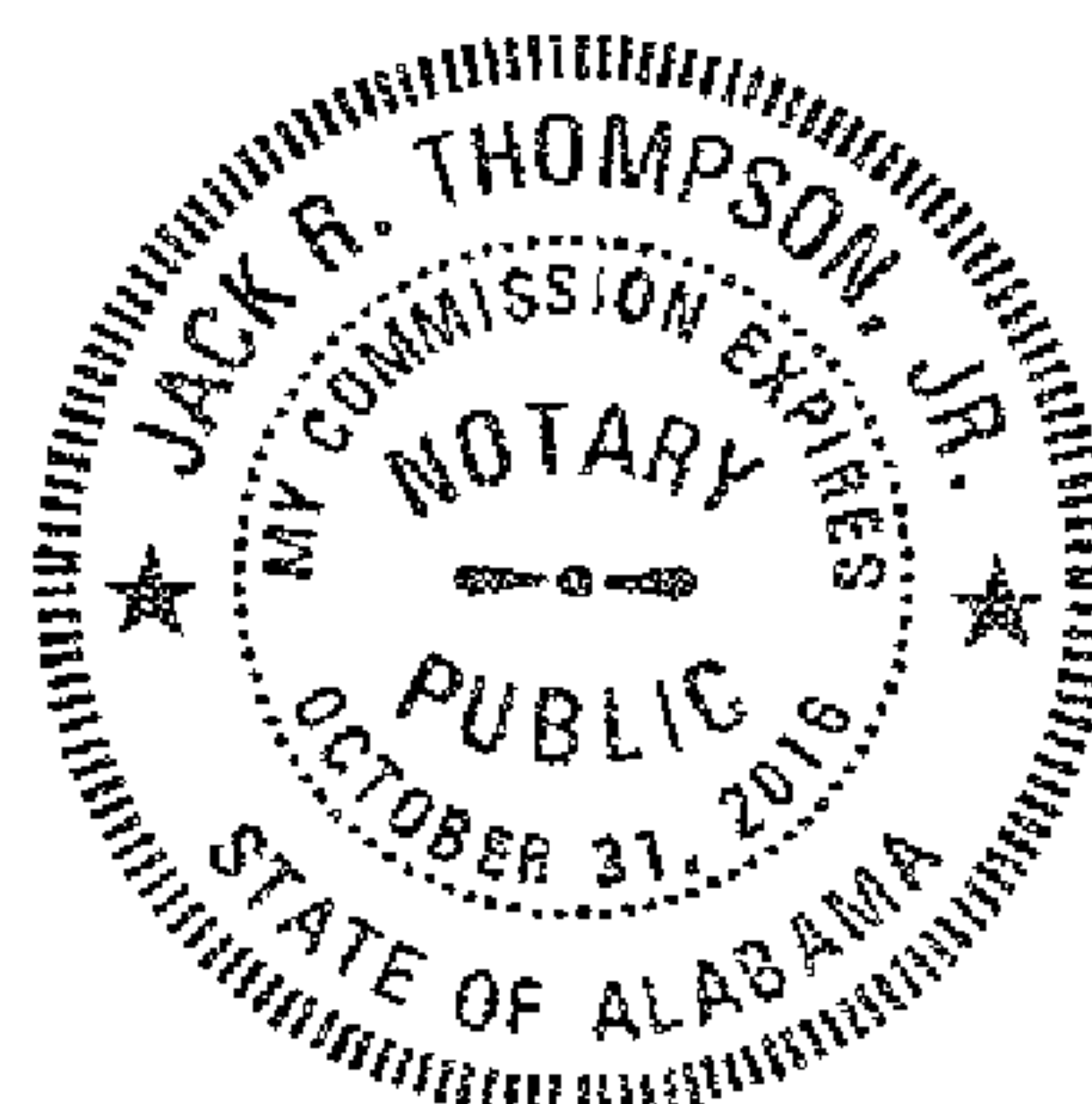

Neil F. Thompson

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Neil F. Thompson, 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, he executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 29th day of August, 2014.

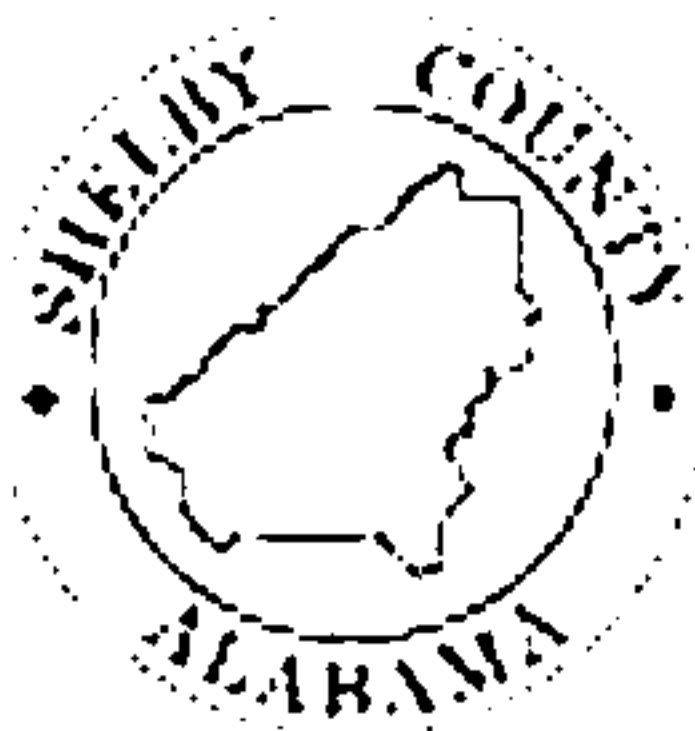

Notary Public
Commission Expires: 10/31/2016



S14-1043HUD

EXHIBIT "A"
Legal Description

Lot 516, according to the Final Plat of Riverwoods Fifth Sector, Phase II, as recorded in Map Book 33, Page 24, 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
09/02/2014 10:46:36 AM
\$31.00 CHERRY
20140902000273960

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