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: Michael J. Festino Konnie R. Festino

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA) VNOVA ALL MENIOVITUEOE DOCOENTO
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS)
parties hereto, to the undersigned grantee whereof is acknowledged, I or G. Mason, Deceased Probate Case National Apartic Marcher Merchalt (1994) whether one or more), grant, bardain mailing address is 145 for when to grantee, whether one or more), as	the amount of which can be verified in the Sales contract between the antor (whether one or more), in hand paid by the grantee herein, the we Alan K. Rogers as Personal Representative of the Estate of Margie lo. PR-2014-000354, whose mailing address is Production (herein referred to as grantor, as sell and convey unto Michael J. Festino and Konnie R. Festino, whose point tenants with right of survivorship the following described real estate, the address of which is 145 Fox Valley Drive, Maylene, AL 35114; 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; \$243,750.00 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 28th day of January, 2015.

Estate of Margie-G. Mason, Deceased Probate

Case No. PF 2914-900354

Alan K. Rogers as Personal Representative

State of Alabama Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Alan K. Rogers whose name as Personal Representative of the Estate of Margie G. Mason 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, he, in his capacity as such his of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

No. PUBLISHED ALABAMANINI

: My Comm. Expires

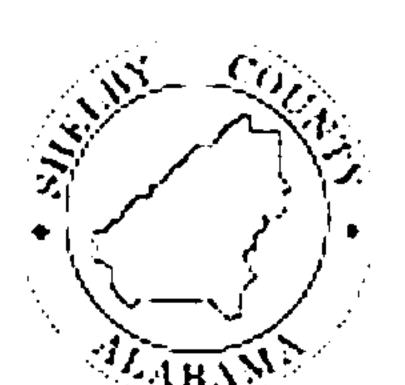
Given under my official hand and seal this the 28th day of Januar

S14-3215HUD

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EXHIBIT "A" Legal Description

Lot 19, according to the Amended Map Fox Valley Subdivision, as recorded in Map Book 34, Page 8, 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
01/30/2015 10:07:08 AM
\$98.50 JESSICA
20150130000031220

July 2000