

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Two ~~Four~~ ^{Forty} Hundred Five

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ~~Four Hundred Five Thousand and NO/100 DOLLARS (\$450,000.00)~~ being the contract sales price, to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, DANIELLE M. THOMASON, as Trustee of the CATHRYN L. MARTIN Living Trust, dated January 31, 2011 (GRANTOR) whose address is 3481 Sheila Drive, Birmingham, AL 35216 does grant, bargain, sell and convey unto ANDREW B. CRIDER and JOSEY J. CRIDER (GRANTEES) whose address is 2025 Shagbark Road, Hoover, AL 35244, as joint tenants with right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 826, ACCORDING TO THE SURVEY OF FIFTEENTH ADDITION TO RIVERCHASE COUNTRY CLUB, AS RECORDED IN MAP BOOK 8, PAGE 168 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. 2025 Shagbark Road, Hoover, AL 35244

SUBJECT TO:

Ad valorem Taxes due October 1, 2015.
Minerals and mining rights not owned by the Grantors.
Building lines, Easements and Restrictions as shown by recorded map.
Restrictions or Covenants appearing of record in Misc. 14, Page 536 and Volume 356, Page 607, amended by Misc. 17, Page 550 and Misc. 34, Page 549.
Restrictions regarding Alabama Power Company, recorded in Misc. 56, Page 554.
Right of Way granted to Alabama Power Company by instrument recorded in Volume 356, Page 42 Agreement with Alabama Power Company recorded in Real 7, Page 834.
Mineral and mining rights and rights incident thereto recorded in Volume 127, Page 140.
Agreement with Alabama Power Company recorded in Real 56, page 555.
Restrictions appearing of record in Deed Book 356, page 213, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.


\$228,000.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 17th day of February, 2015.



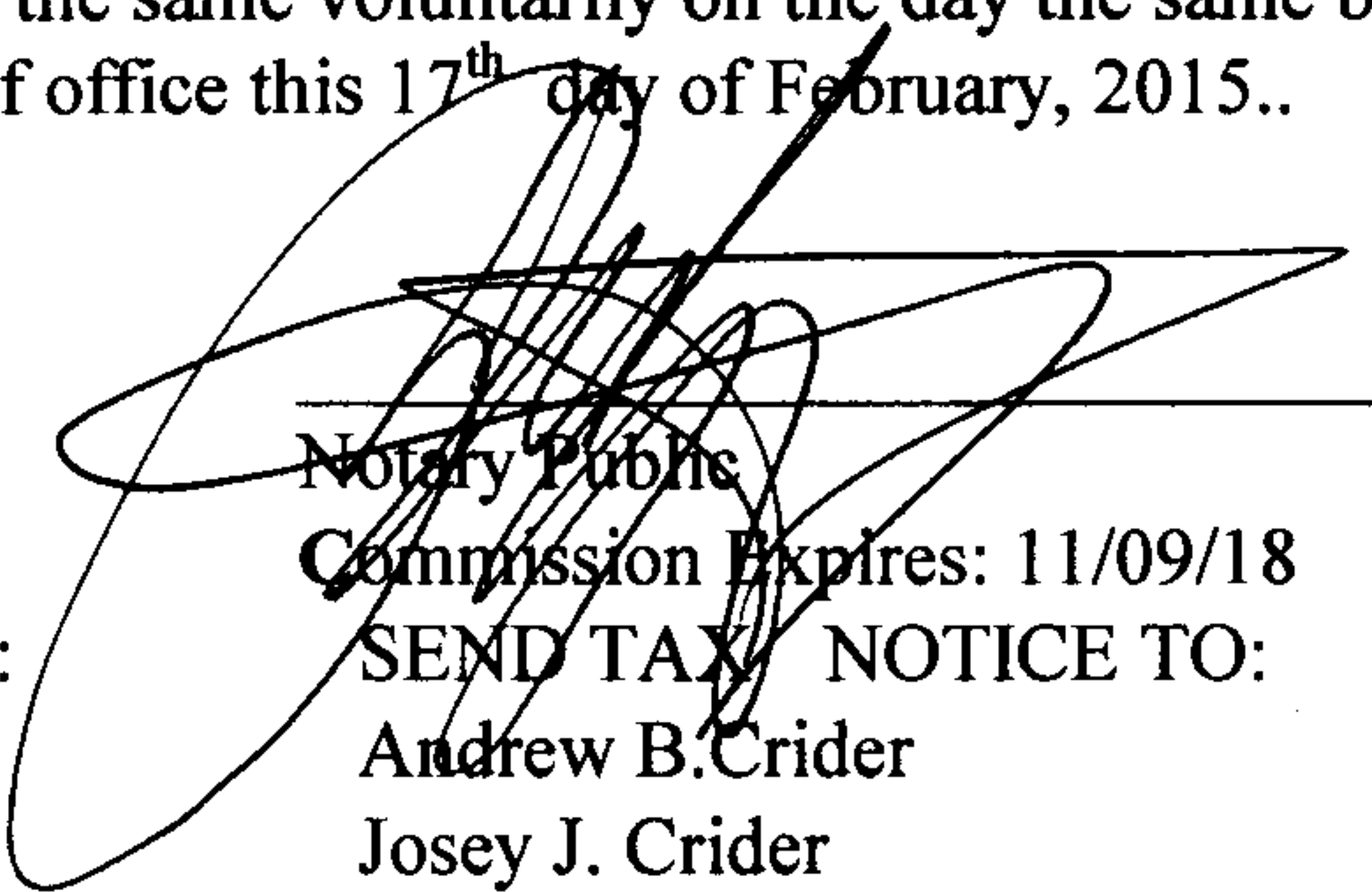
DANIELLE M. THOMASON as
Trustee of the CATHRYN L.
MARTIN Living Trust, dated
January 31, 2011


20150218000051870 1/1 \$26.00
Shelby Cnty Judge of Probate, AL
02/18/2015 12:04:03 PM FILED/CERT

Shelby County, AL 02/18/2015
State of Alabama
Deed Tax:\$12.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that DANIELLE M. THOMASON, whose name as Trustee of the CATHRYN L. MARTIN Living Trust, dated January 31, 2011 is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, she as such Trustee and with full authority executed the same voluntarily on the day the same bears date. Given under my hand and official seal of office this 17th day of February, 2015..


Notary Public
Commission Expires: 11/09/18

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 338
BIRMINGHAM, AL 35209
205-879-3400
File 215029

SEND TAX NOTICE TO:
Andrew B. Crider
Josey J. Crider
2025 Shagbark Road
Hoover, AL 35244
11-7-25-0-001-001.151