

This instrument was prepared by:  
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3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

20150302000062160  
03/02/2015 08:05:53 AM  
DEEDS 1/2

Send Tax Notice To:  
John and Tiffany Kilpatrick  
2300 Amberley Woods Trace  
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 \$65,000.00, 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 Richard G. Anderson and Sharon M. Anderson, husband and wife, whose mailing address is 631 Spring Creek Dr. Montevallo, AL 35115 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto John Matthew Kilpatrick and Tiffany Leah Kilpatrick, whose mailing address is 2300 Amberley Woods Trace 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 312 Fox Valley Highlands Circle, Alabaster, AL 35007; to-wit:

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

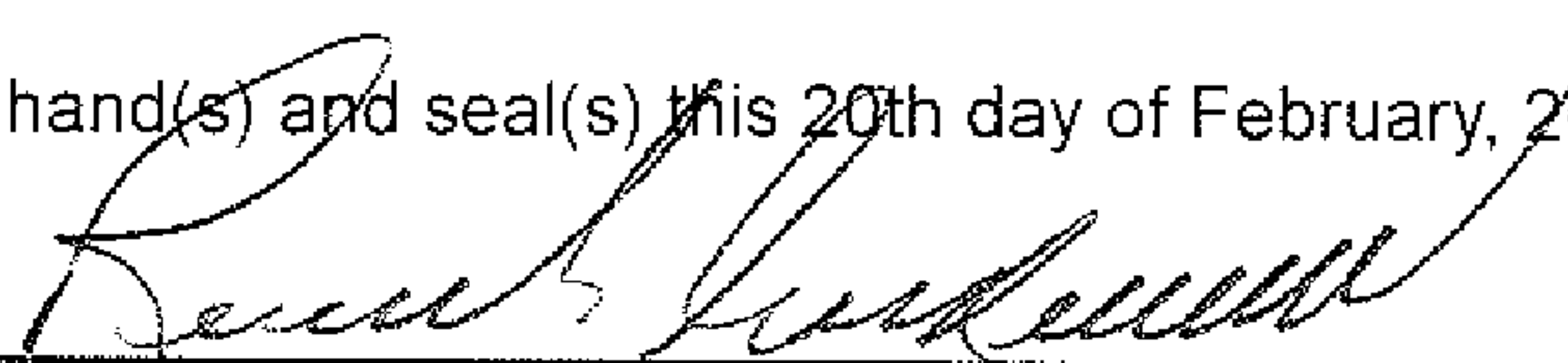
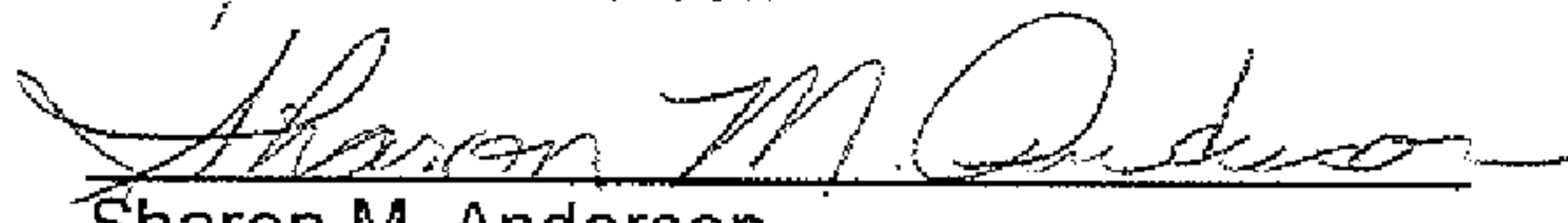
Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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: \$55,250.00 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 20th day of February, 2015.

  
Richard G. Anderson  
  
Sharon M. Anderson

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Richard G. Anderson and Sharon M. Anderson, 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 20th day of February, 2015.

  
Notary Public  
Commission Expires: 3/5/17

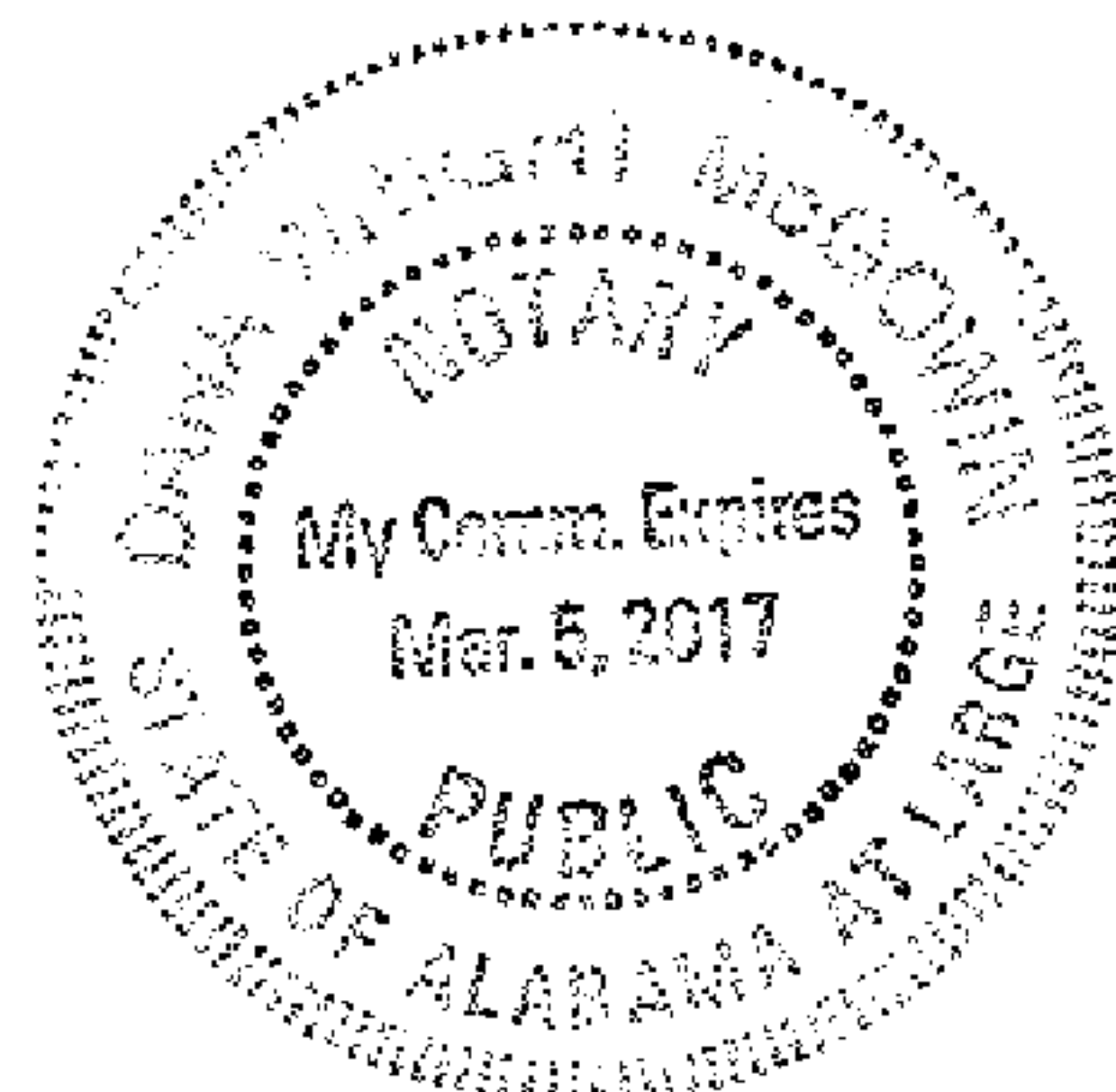


EXHIBIT "A"  
Legal Description

Lot 9, according to the Map of Fox Valley Highlands, recorded in Map Book 39, Pages 14-A and 14-B, 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  
03/02/2015 08:05:53 AM  
\$82.00 CHERRY  
20150302000062160

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".