

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:
Richard & Trudy Schneider
5282 Sunny Meadows Dr.
Birmingham, AL 35242

20150504000144200 05/04/2015 08:07:19 AM DEEDS 1/2

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$229,000.00, 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 Arden L. Cox, Trustee of the Walter Cox Trust dated April 12, 2014, whose mailing address is 1037 41st St W, Bham, AL 35208 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Richard Joseph Schneider, III and Trudy Baker Schneider, whose mailing address is 5282 Sunny Meadows Dr., Bham, AL 35242 (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 5282 Sunny Meadows Drive, Birmingham, AL 35242; 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: \$183,200.00 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 1st day of May, 2015.

Arden L. Cox, Trustee of the Walter Cox Trust
dated April 12, 2014

BY: [Signature]
Arden L. Cox, Trustee

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Arden L. Cox whose name as Trustee of the Estate of Walter Cox Trust dated April 12, 2014 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/she, in his/her capacity as such Trustees, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 1st day of May, 2015.

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

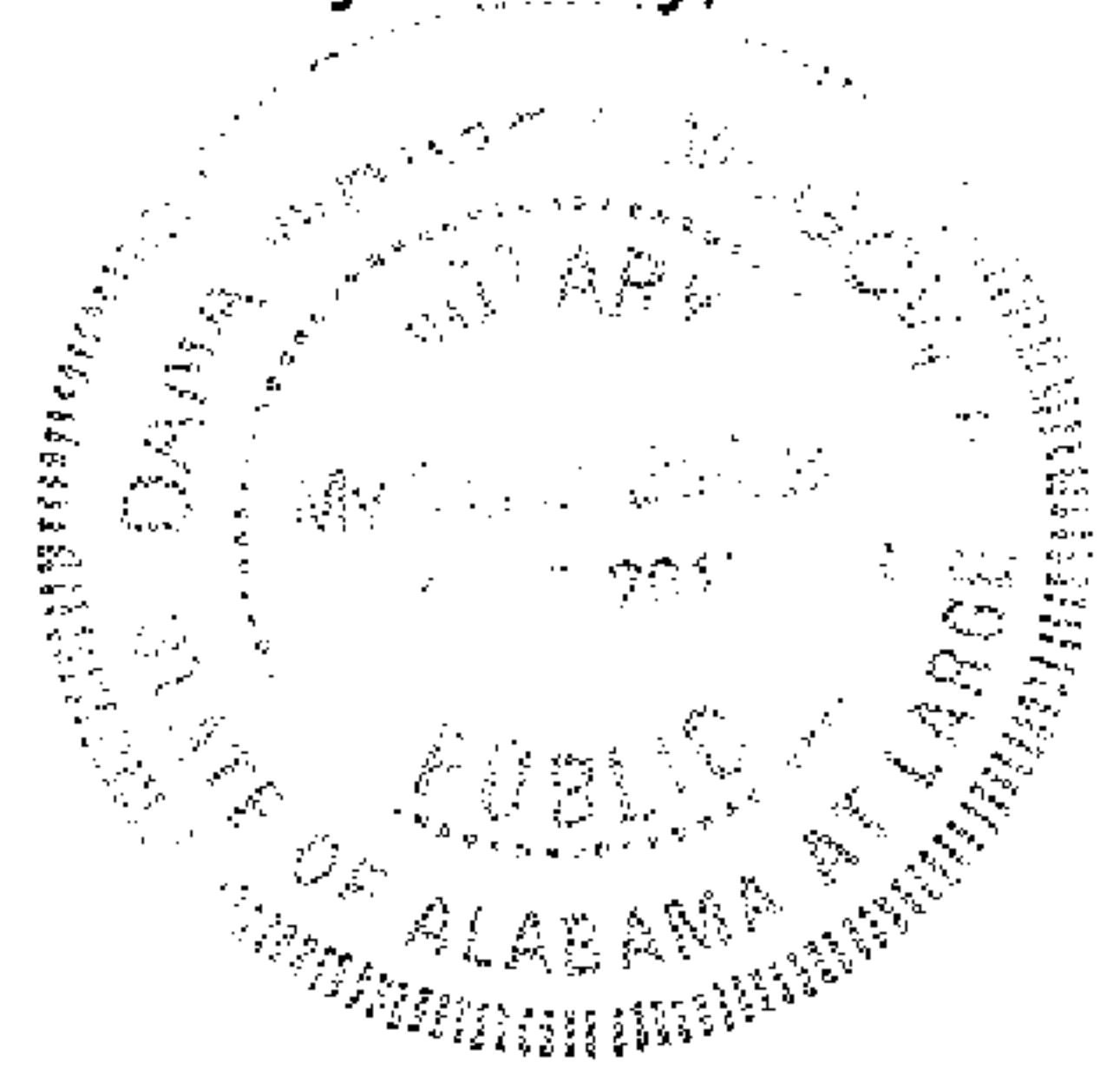


EXHIBIT "A"
Legal Description

Lot H of Sunny Meadows, Phase Three, as recorded in Map Book 8, Page 171, in Probate Office of Shelby County, Alabama.

20150504000144200 05/04/2015 08:07:19 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/04/2015 08:07:19 AM
\$63.00 CHERRY
20150504000144200

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the typed name of the County Clerk.