20150601000180330 06/01/2015 11:18:43 AM DEEDS 1/2

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: John & himberly Poraswell
2008 SHOWERER OURT
Helena, AL 35080

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)
parties hereto, to the undersigned greceipt whereof is acknowledged, I omailing address is 310 High Careferred to as grantor, whether one of Braswell, whose mailing address is 2008 Stonegree Course whether one or more), as joint tenangles	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 rwe Michael Charles Dickey and Mara Dickey Husband and Wife, whose the Charles Dickey and Mara Dickey Husband and Wife, whose the Charles Dickey and Mara Dickey Husband and Wife, whose the more), grant, bargain, sell and convey unto John Braswell and Kimberly the following described real estate, situated in sof which is 2008 Stonecreek Court, 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; \$206,196.00 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 May, 2015.

Mighael Charles Dickey

Mara Dickey

State of Alabama Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Michael Charles Dickey and Mara Dickey, 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.

Siven under my official hand and seal this the 29th day of May, 2015.

Commission Expires: 35 1_ 1 c 1

S15-1265HUD

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EXHIBIT "A" Legal Description

Lot 1779, according to the Survey of Old Cahaba IV, Second Addition, Phase Five, as recorded in Map Book 34, Page 53, 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
06/01/2015 11:18:43 AM
\$21.00 DEBBIE
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