

WARRANTY DEED

This Instrument Was Prepared By:

Luke A. Henderson, Esq.
#17 Office Park Circle, Ste 150
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Walter C. Oglesby, Jr.
Syiedah S. Oglesby
1083 Greystone Cove Dr.
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Eight Thousand and No/100 Dollars (\$480,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Joseph Montminy and Briana Montminy, as Trustees, under the Montminy Living Trust, dated September 23, 2014** (herein referred to as Grantor) does grant, bargain, sell and convey unto **Walter C. Oglesby, Jr. and Syiedah S. Oglesby** (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 41, according to the map or survey of The Cove of Greystone, Phase II, as recorded in Map Book 29, Page 136 A & B, as recorded in the Probate Office of Shelby County, Alabama.


Grantor warrants that the subject trust is still in full force and effect and further that there no have been amendments.

\$384,000 of the amount recited above was paid from a purchase money mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions set back lines, right of ways, limitations, if any, of record.

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, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Trustees, does for the Trust as such Trustees, their successors and assigns covenant with said Grantees, their heirs, successors and assigns that said Trustees are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they, as said Trustees have a good right to sell and convey the same as aforesaid, and that they, in their capacity as said Trustees will and their successors and assigns shall, warrant and defend the same to the same Grantee, their heirs, successors and assigns forever, against the lawful claims of all persons.


20150608000189600 1/2 \$114.00
Shelby Cnty Judge of Probate, AL
06/08/2015 11:45:57 AM FILED/CERT

Shelby County, AL 06/08/2015
State of Alabama
Deed Tax: \$96.00

IN WITNESS WHEREOF, We have hereunto set my hand and seal, this 27 day of May, 2015.

Joseph Montminy
Joseph Montminy, as Trustee,
under the Montminy Living Trust, dated September 23, 2014

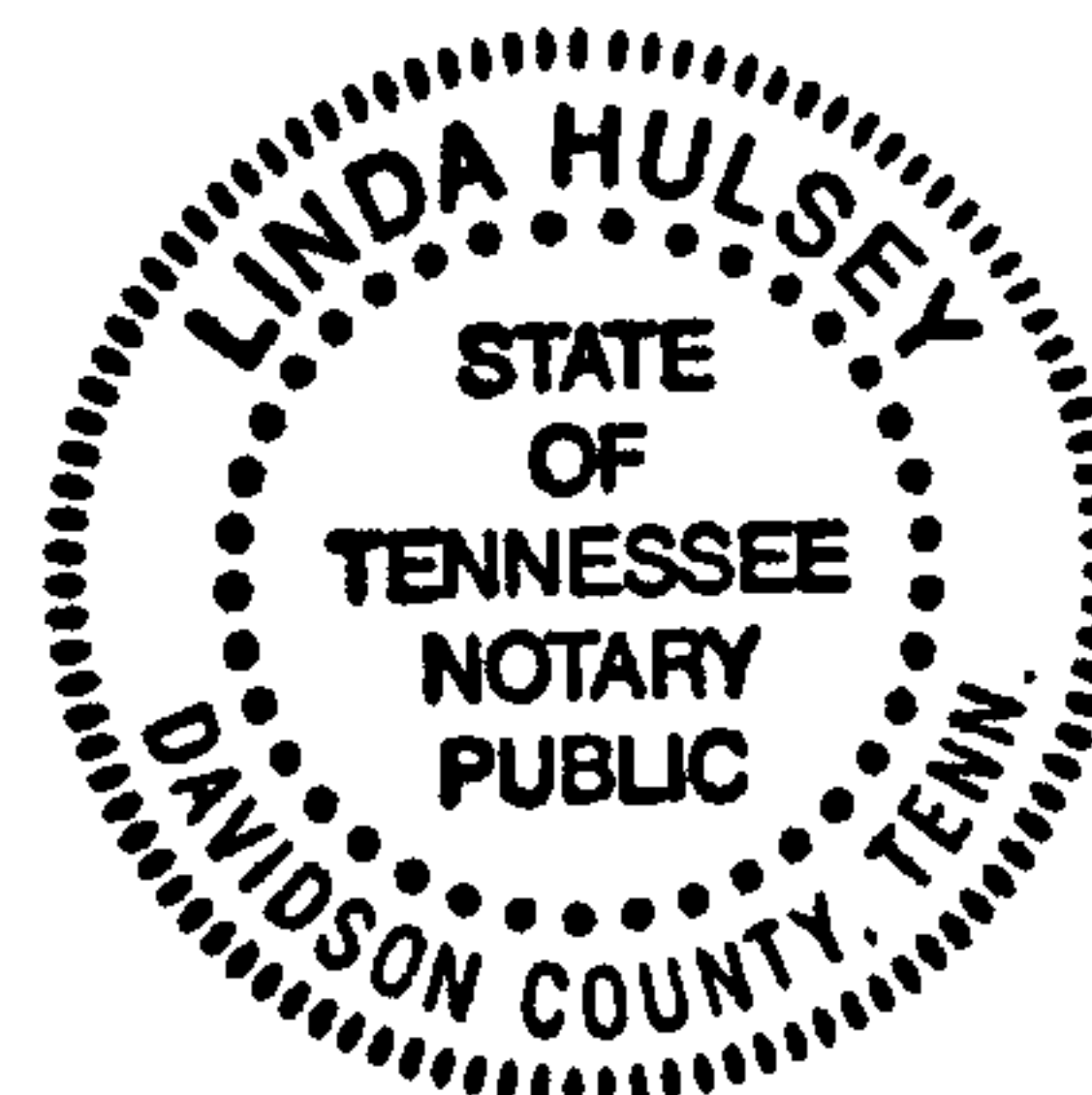
Briana Montminy
Briana Montminy, as Trustee,
under the Montminy Living Trust, dated September 23, 2014

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify Joseph Montminy and Briana Montminy, whose names as Trustees, under the Montminy Living Trust, dated September 23, 2014, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they in their capacity as such Trustees, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of May, 2015.

Linda Hulsey
Notary Public
My Commission Expires:



My Commission Expires DEC. 6, 2016

Grantor's Address:
4000 Midwood St.
Apt 4105
Franklin, TN 37067

Property Address:
1083 Greystone Cove Dr.
Birmingham, AL 35242



20150608000189600 2/2 \$114.00
Shelby Cnty Judge of Probate, AL
06/08/2015 11:45:57 AM FILED/CERT