

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:  
Elaine H. Turner  
3015 Eagle Ridge Lane  
Birmingham, AL 35242

Warranty Deed

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

That in consideration of \$209,900.00, 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 Jimmy Stone, a(n) married man and Matthew Stone by and through his attorney in fact, Jimmy Stone, a(n) unmarried man, whose mailing address is 4408 Crossings Ridge Hoover, AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Elaine H. Turner, whose mailing address is 3015 Eagle Ridge Lane Birmingham, AL 35242 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 3015 Eagle Ridge Lane, 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 to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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; \$206,097.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Jimmy Stone, a(n) married man and Matthew Stone by and through his attorney in fact, Jimmy Stone, a(n) unmarried man has/have hereunto set his/her/their hand(s) and seal(s) , this 24th day of August, 2015.

\*Jimmy Stone constitutes the subject property is not his homestead, nor that of his spouse

[Signature]  
Jimmy Stone  
[Signature] by [Signature] his attorney in fact  
Matthew Stone by and through his attorney in fact, Jimmy Stone

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jimmy Stone whose name as Attorney in Fact for Matthew Stone and as an individual 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, in his capacity as such Attorney in Fact and as an individual, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 24th day of August, 2015.  
[Signature]  
Notary Public  
Commission Expires 3/5/17



EXHIBIT "A"  
Legal Description

Lot 2, according to the Survey of The Hills at Brookhighland, as recorded in Map Book 37, Page 105, 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  
08/25/2015 01:23:35 PM  
\$21.00 DEBBIE  
20150825000295970

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