

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:
Jonathan & Brandy Watkins
101 Calloway Dr.
Pelham, AL 35124

20160425000135850 04/25/2016 03:42:00 PM 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 \$123,000.00, 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 Jennifer L. Bearden, married person. This does not constitute the homestead property of the Grantor or her spouse, whose mailing address is 2020 Garland Court, Birmingham AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jonathan D. Watkins and Brandy Watkins, whose mailing address is 101 Calloway Dr. Pelham AL 35124 (herein referred to 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 101 Calloway Drive, Pelham, AL 35124; to-wit:

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

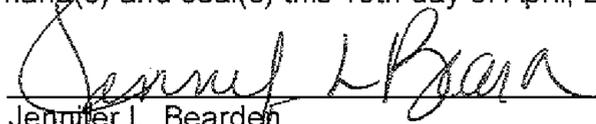
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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: \$120,772.00 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 19th day of April, 2016.


Jennifer L. Bearden

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jennifer L. Bearden, 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, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 19th day of April, 2016.


Notary Public
Commission Expires 3/5/17



EXHIBIT "A"
Legal Description

Lot 1, according to the Survey of Calloway Cove Townhomes Plat No 1, as recorded in Map Book 31, Page 67, in the Probate Office of Shelby County, Alabama.

Subject to All Rights of redemption from foreclosure deed to Bank of America, N.A. dated June 3, 2015 recorded in Shelby County, Alabama, at Instrument No. 20150610000194610,

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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/25/2016 03:42:00 PM
\$19.50 CHERRY
20160425000135850

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