

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:  
Steven + Julie Gallegos  
1477 Ballantrae Club Drive  
Pelham, AL 35124

20161102000401570 11/02/2016 10:43:33 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 \$378,750.00, 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 Mark W. Hardin and Ashley D. Hardin Husband and Wife, whose mailing address is 565 Hackberry Ridge Trace Hoover AL 36226 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Steven D. Gallegos and Julie A. Gallegos, whose mailing address is 1477 Ballantrae Club 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 1477 Ballantrae Club 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; \$340,875.00 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 28th day of October, 2016.

Mark W. Hardin  
Mark W. Hardin  
Ashley D. Hardin  
Ashley D. Hardin

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Mark W. Hardin and Ashley D. Hardin, 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.

Given under my official hand and seal this the 28th day of October, 2016.

Notary Public  
Commission Expires: 10/31/2016

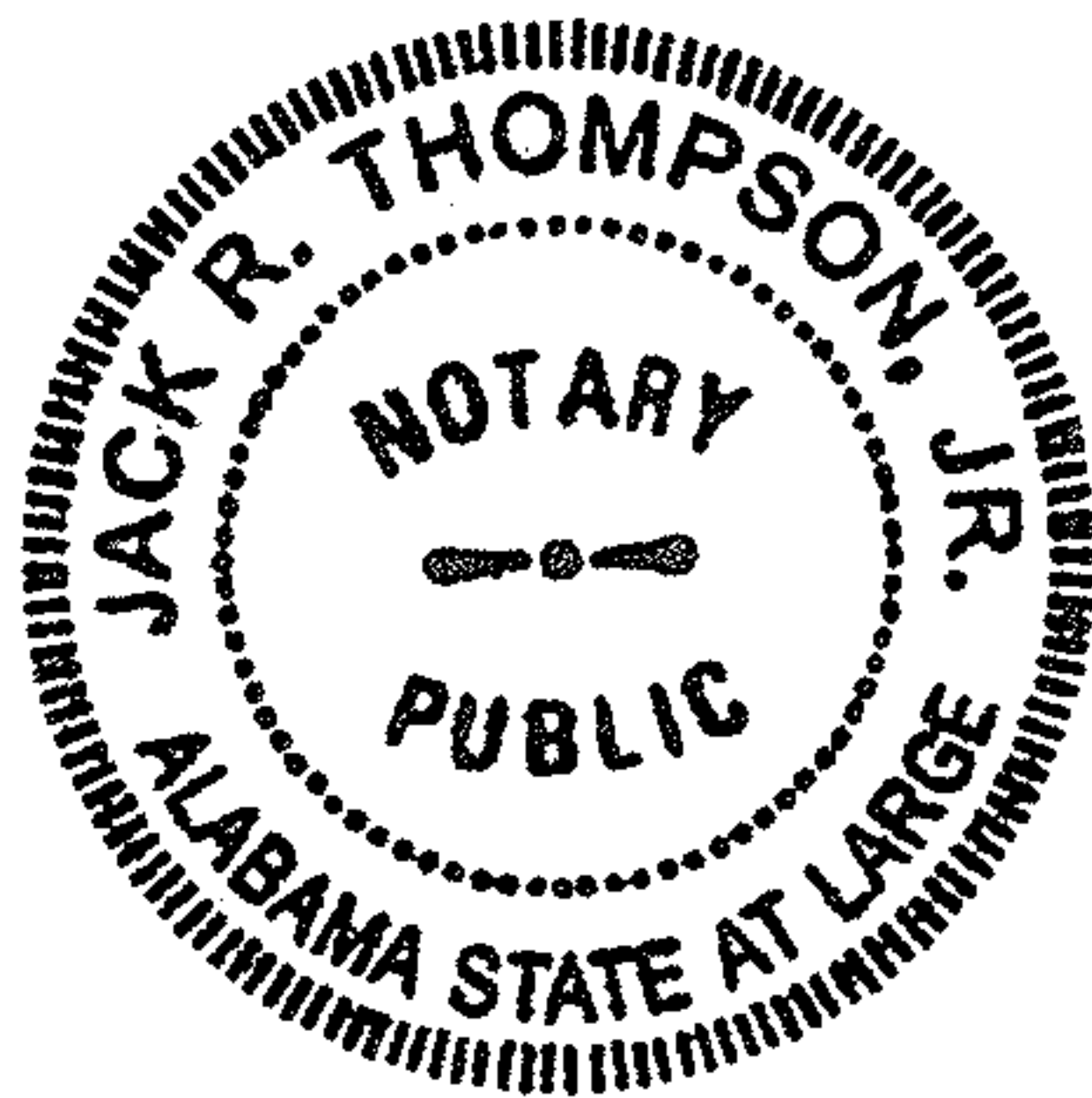
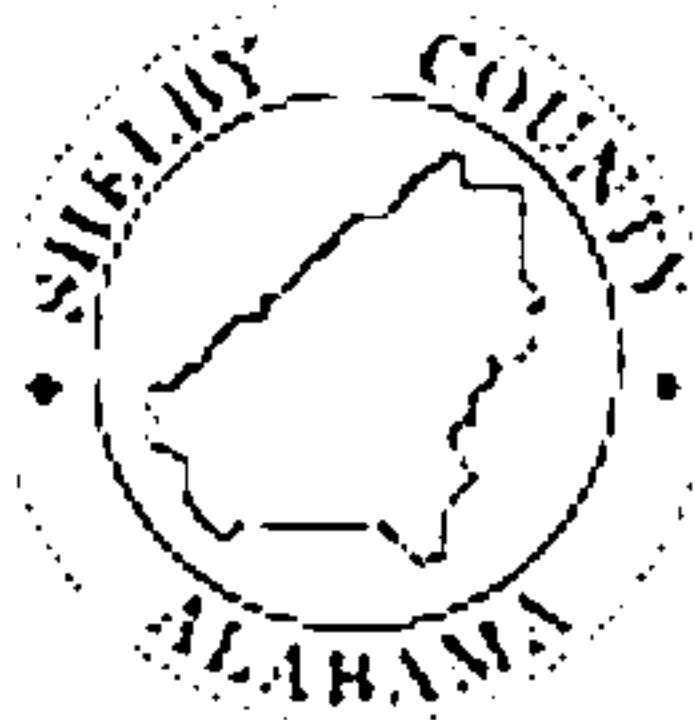


EXHIBIT "A"  
Legal Description

Lot 1212, according to the Final Plat of Manors of Ballantrae Club Drive, as recorded in Map Book 36, page 82, 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  
11/02/2016 10:43:33 AM  
\$56.00 CHERRY  
20161102000401570

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