

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT JERRY S. REGISTER and SHARON REGISTER, husband and wife (together herein, "Grantors"), whose address is 417 Thornberry Circle, Birmingham, AL 35242, for and in consideration of the sum of Three Hundred Seventy-Eight Thousand and No/100 Dollars (\$378,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to SHILPA J. REGISTER and JEFFREY SCOTT REGISTER, wife and husband (together herein, "Grantees"), as joint tenants with right of survivorship, whose address is 417 Thornberry Circle, Birmingham, AL 35242, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 417 Thornberry Circle, Birmingham, AL 35242

SOURCE OF TITLE: Instrument Number 20140912000287520,

PROPERTY ID: 03-8-33-0-001-001.043

ASSESSORS MARKET VALUE: \$__382,700.00__

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs and assigns, FOREVER.

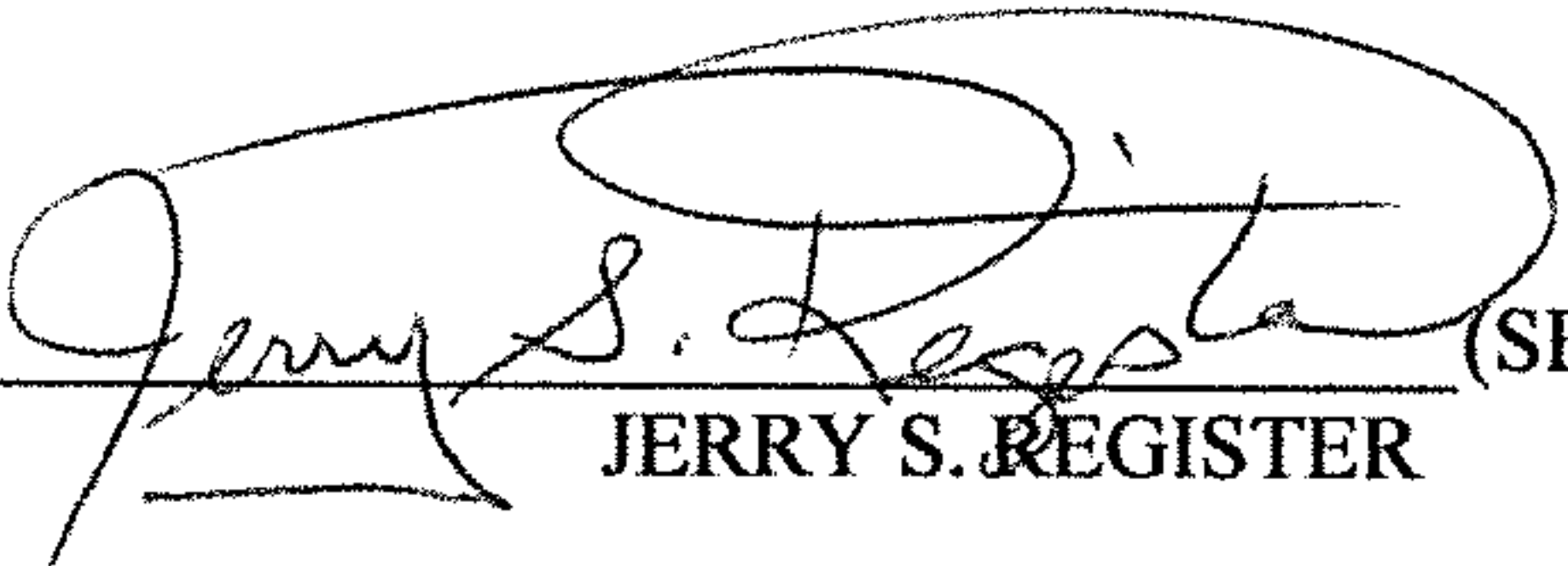
THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantors, for Grantors and Grantors' heirs and personal representatives, hereby covenant with the said Grantees and Grantees' heirs and assigns, that Grantors are seized of an indefeasible estate in fee simple in and to said property; that Grantors have a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantors are in the quiet and peaceable possession of said property; and that Grantors do hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantees and Grantees' heirs and assigns, against the lawful claims of all persons, whomsoever.

This property constitutes the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 22ND day of DECEMBER, 2016.

GRANTOR:

 (SEAL)
JERRY S. REGISTER

STATE OF ALABAMA
COUNTY OF SHELBY

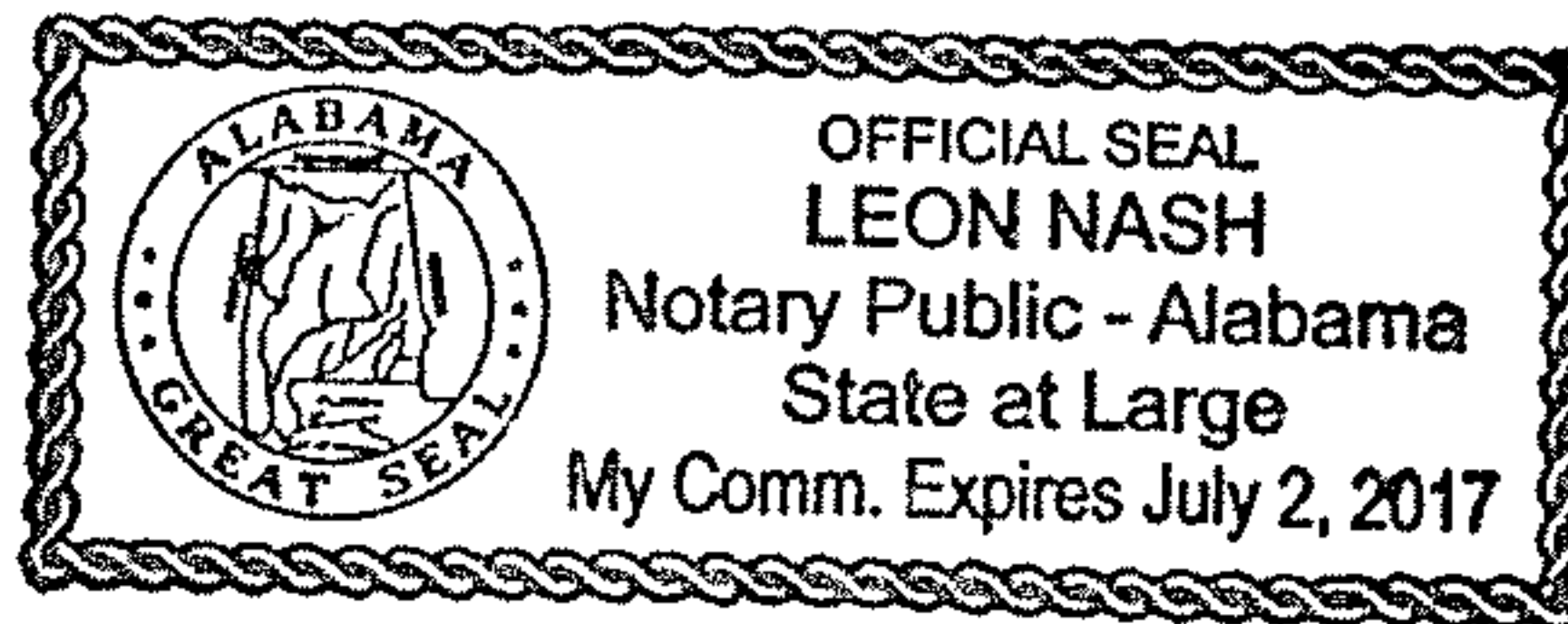
I, LEON NASH, the undersigned Notary Public in and for said State and County, hereby certify that Jerry S. Register, a married person, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22ND day of DECEMBER, 2016.

[Affix Notary Seal]


SIGNATURE OF NOTARY PUBLIC

My commission expires: 07/02/17



GRANTOR:

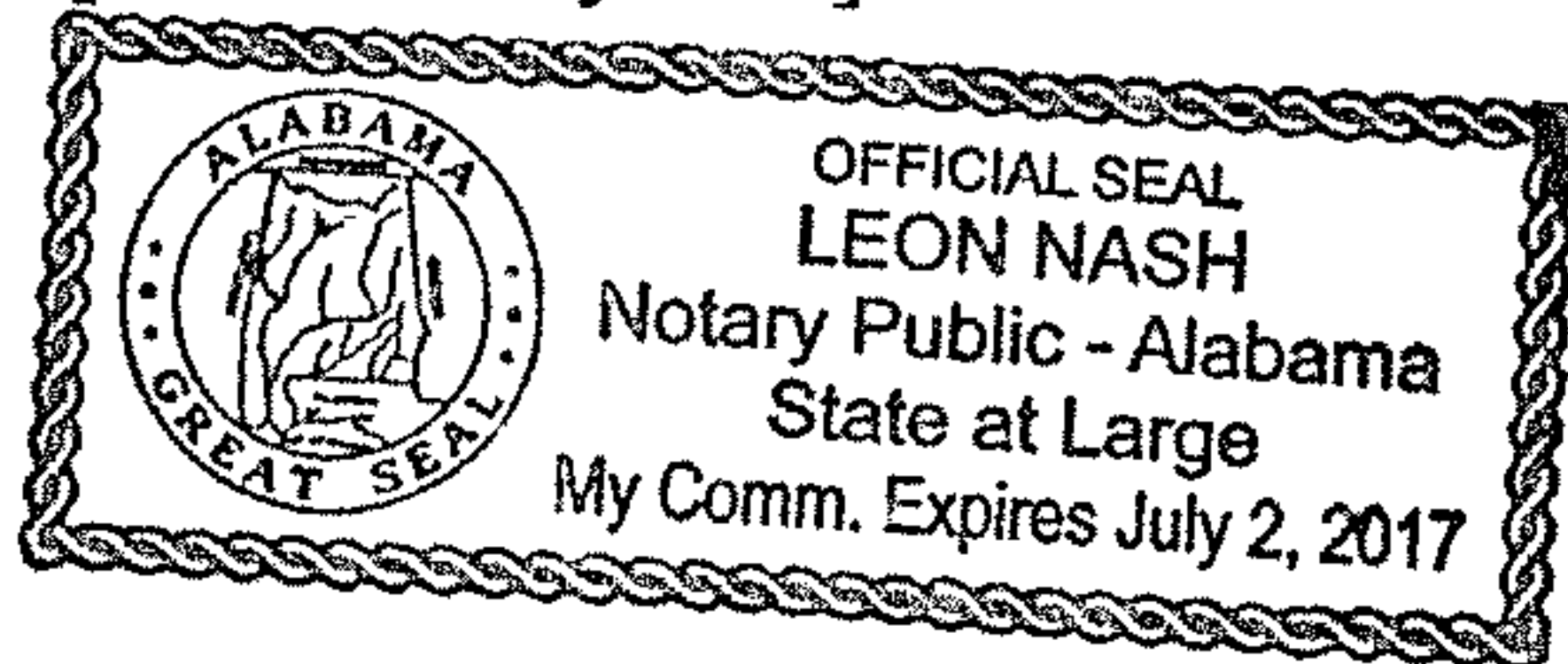
 (SEAL)
SHARON REGISTER

STATE OF ALABAMA
COUNTY OF SHELBY

I, LEON NASH, the undersigned Notary Public in and for said State and County, hereby certify that Sharon Register, a married person, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22ND day of DECEMBER, 2016.

[Affix Notary Seal]




SIGNATURE OF NOTARY PUBLIC

My commission expires: 07/02/17

This instrument was prepared by:

RAVEN PERRY-BEACH, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to:

SHILPA J. REGISTER
JEFFREY SCOTT REGISTER
417 THORNBERRY CIRCLE
BIRMINGHAM, AL 35242

The Grantee's address is:

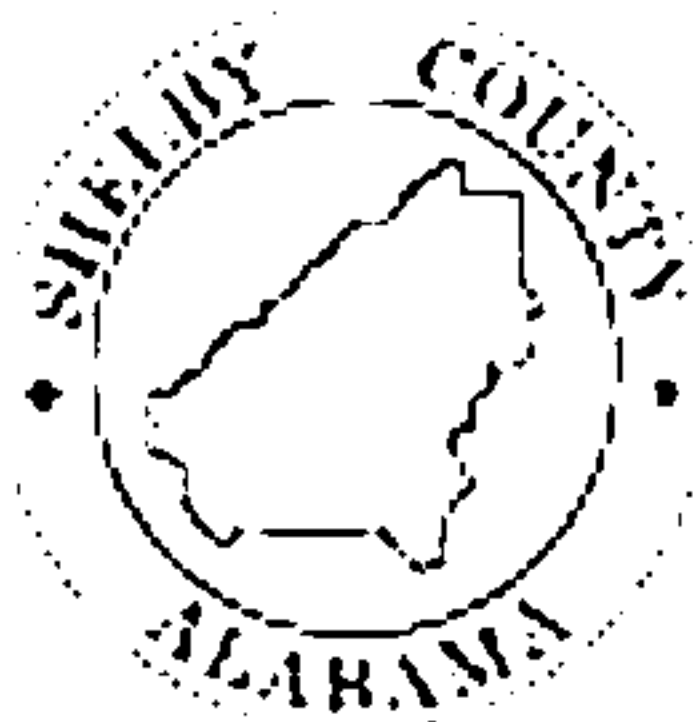
SHILPA J. REGISTER
JEFFREY SCOTT REGISTER
417 THORNBERRY CIRCLE
BIRMINGHAM, AL 35242

EXHIBIT A

[Legal Description]

Lot 39, according to the survey of The Glen at Greystone, Sector Three, as recorded in Map Book 16, Page 79, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/17/2017 10:05:50 AM
\$43.00 CHERRY
20170117000019610

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