

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:
David Randall Stapleton
4160 Guilford Road
Birmingham, AL 35242
20170313000083470
03/13/2017 09:34:39 AM
DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)
) KNOWALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$248,500.00, 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 Owen D. O'Hare, Sr. and Larissa Galukh husband and wife, whose mailing address is 2007 Regency Way, 35242 Birmingham (herein referred to as grantor, whether one or more), grant bargain, sell and convey unto David Randall Stapleton, whose mailing address is 4160 Guilford Road, Birmingham, AL 35242 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 4160 Guilford Road, 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; \$236,075.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Owen D. O'Hare, Sr. and Larissa Galukh husband and wife has/have hereunto set his/her/their hand(s) and seal(s) , this 9th day of March, 2017.

Owen D. O'Hare, Sr.
Owen D. O'Hare, Sr.

Larissa Galukh
Larissa Galukh

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Owen D. O'Hare, Sr. and Larissa Galukh, 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 9th day of March, 2017.

Nicholas Dean Leslie
Notary Public
Commission Expires: 12-29-2019

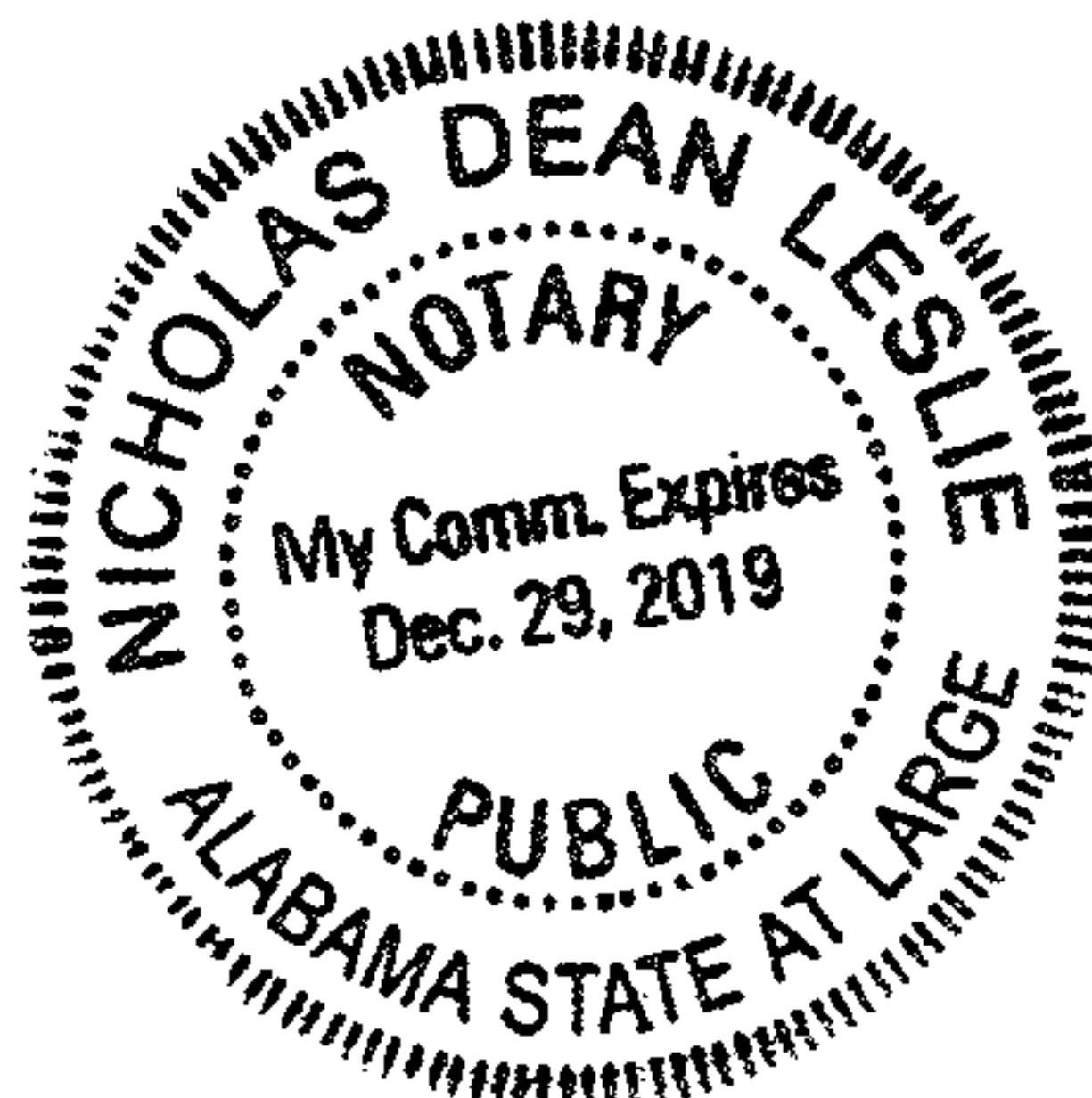
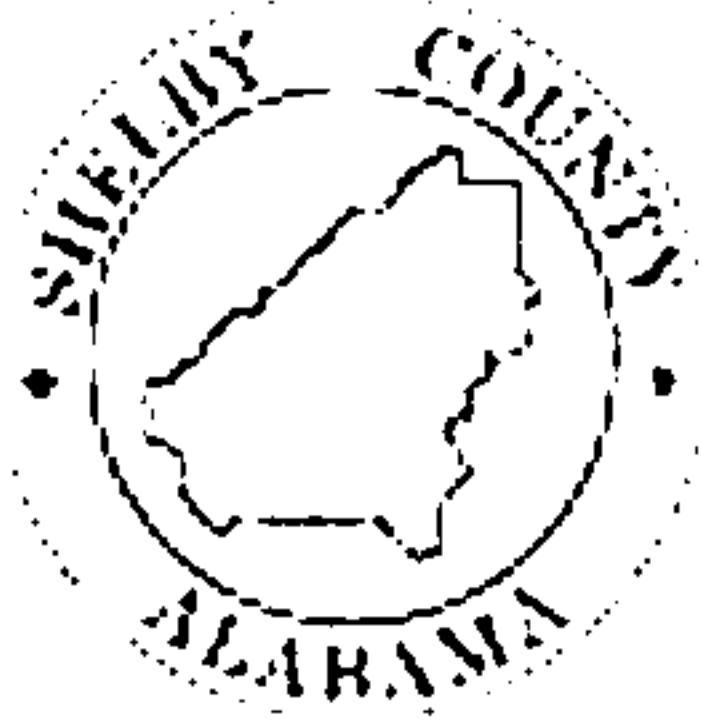


EXHIBIT "A"
Legal Description

Lot 141, according to the Final Record Plat of Greystone Farms, Guilford Place, Phase I, as recorded in Map Book 20, 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
03/13/2017 09:34:39 AM
\$30.50 CHERRY
20170313000083470

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