

This instrument was prepared by:
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Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
James + Brenda Evans
334 Savannah Circle
Calera, AL 35040

WARRANTY DEED - Joint Tenants with Right of Survivorship

20170419000132530 04/19/2017 11:56:21 AM DEEDS 1/2

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

That in consideration of \$160,000.00, 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 Forest D. Housner and Debbie Sue Housner a married couple, whose mailing address is 4450 Ch Rd 232 Clanton, AL 35045 (herein referred to as grantor, whether one or mote), grant, bargain, sell and convey unto James L. Evans and Brenda K. Evans, whose mailing address is 334 Savannah Circle, Calera, AL 35040 (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 334 Savannah Circle, Calera, AL 35040; 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; \$128,000.00 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 17th day of April, 2017.

Forest D. Housner
Forest D. Housner
Debbie Sue Housner
Debbie Sue Housner

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Forest D. Housner and Debbie Sue Housner, 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 17th day of April, 2017.

Notary Public
Commission Expires: 12-29-2019

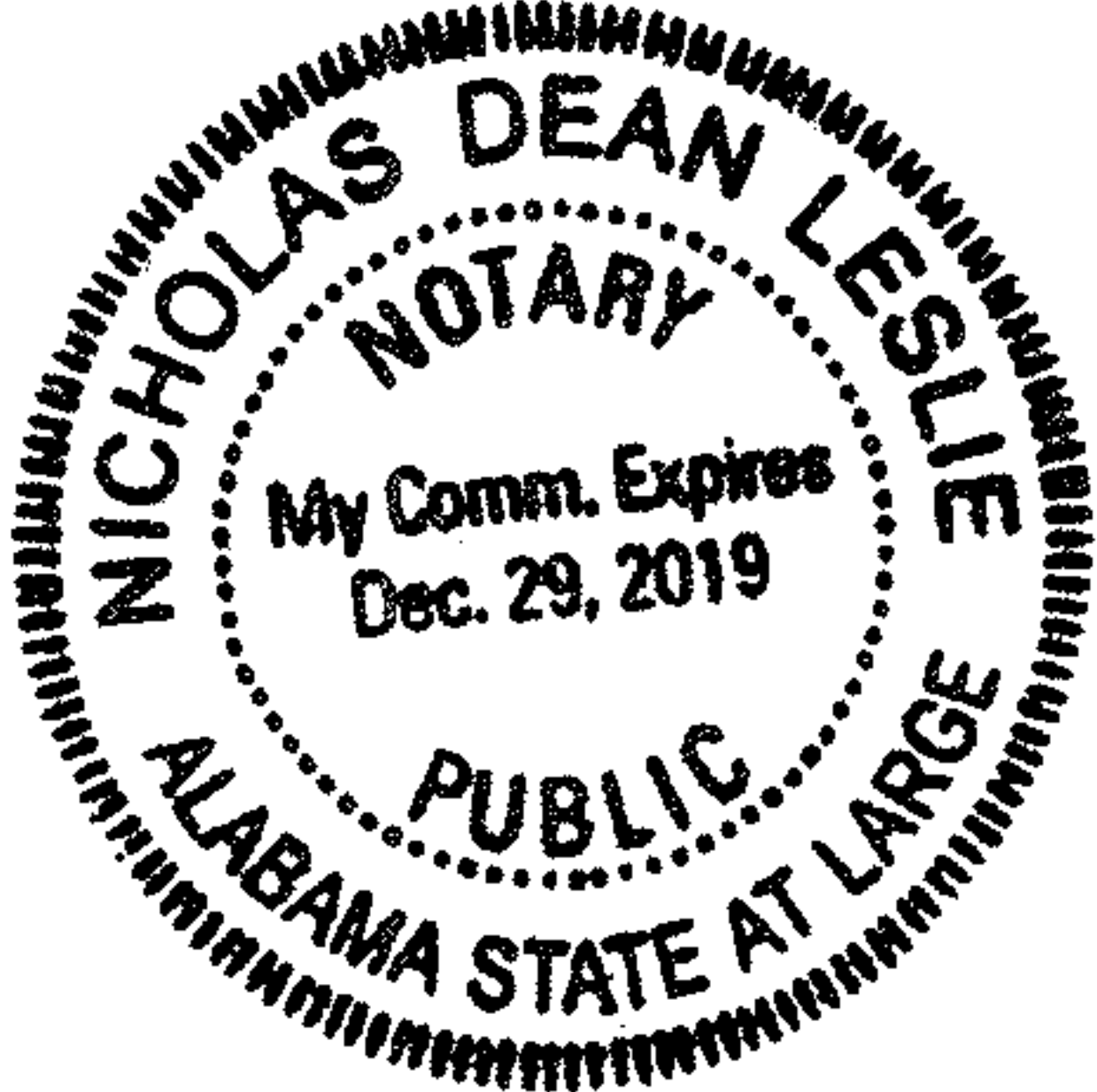


EXHIBIT "A"
Legal Description

Lot 625, according to the survey of Savannah Pointe, Sector VI, as recorded in Map Book 30, Page 41, in the Probate Office of Shelby County, Alabama.

20170419000132530 04/19/2017 11:56:21 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/19/2017 11:56:21 AM
\$50.00 CHERRY
20170419000132530

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