

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

Send Tax Notice To:
Gregory D. White
1060 Riviera Dr.
Calera, AL 35040

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20170808000286380 08/08/2017 12:34:00 PM DEEDS 1/2

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

That, in consideration of \$240,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Christopher Cornelius and Tommi Cornelius Husband and wife (the "Grantor", whether one or more), whose mailing address is 2775 Stevens Creek Rd. Birmingham, AL 35244 hereby grant, bargain, sell, and convey unto Gregory D. White (the "Grantees"), whose mailing address is 1060 Riviera Drive Calera, AL 35040, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 1060 Riviera Drive, Calera, AL 35040; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:
(1) ad valorem taxes for the current year and subsequent years;
(2) restrictions, reservations, conditions, and easements of record, if any; and
(3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$235,653.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Christopher Cornelius and Tommi Cornelius Husband and wife has/have hereunto set his/her/their hand(s) and seal(s) this 4th day of August, 2017.

Christopher Cornelius
Christopher Cornelius
Tommi Cornelius
Tommi Cornelius

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Christopher Cornelius and Tommi Cornelius, 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 4th day of August, 2017.

Amye Adams Von Seebach
Notary Public
Commission Expires:

My Commission Expires:
June 17, 2021

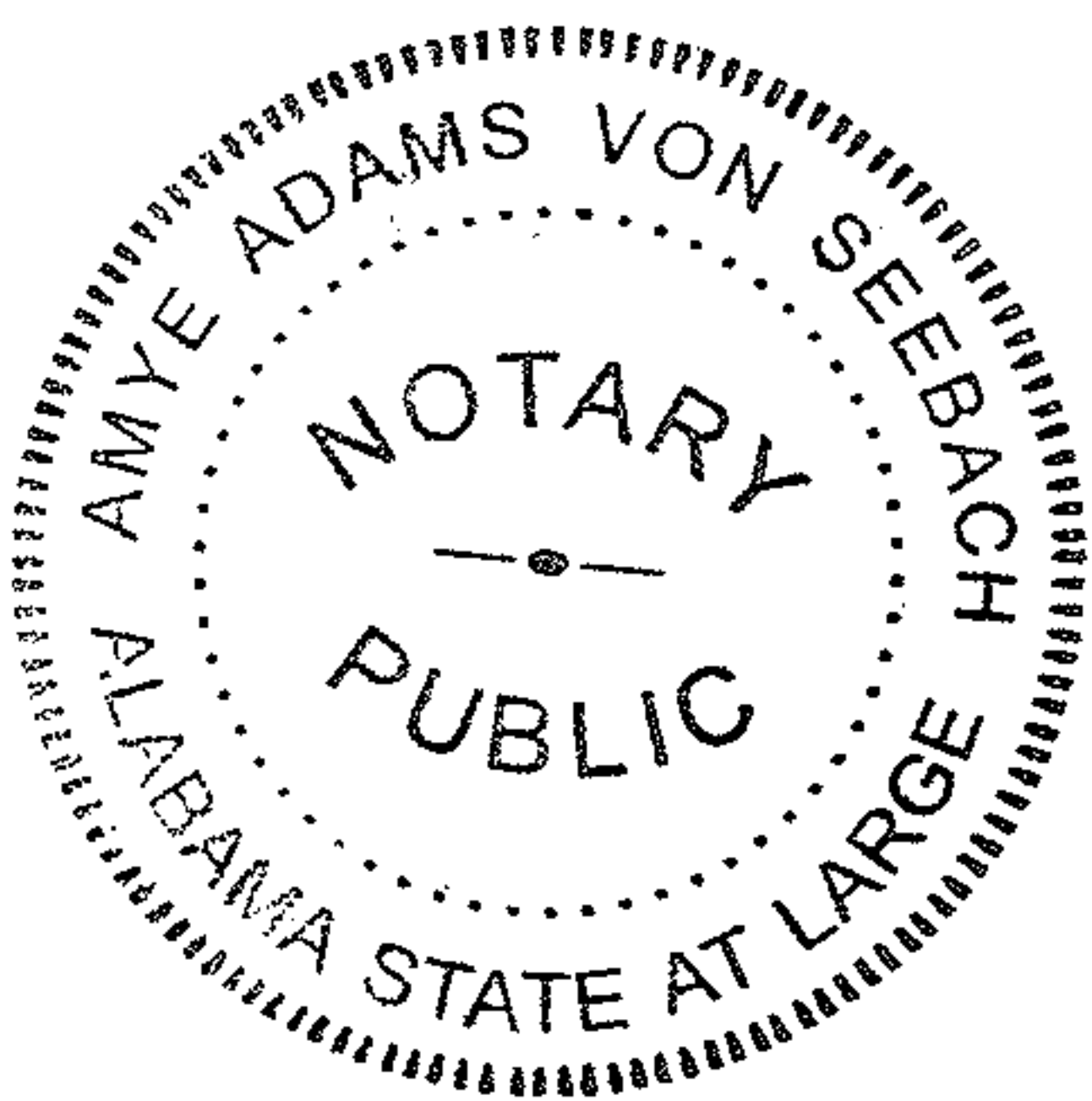
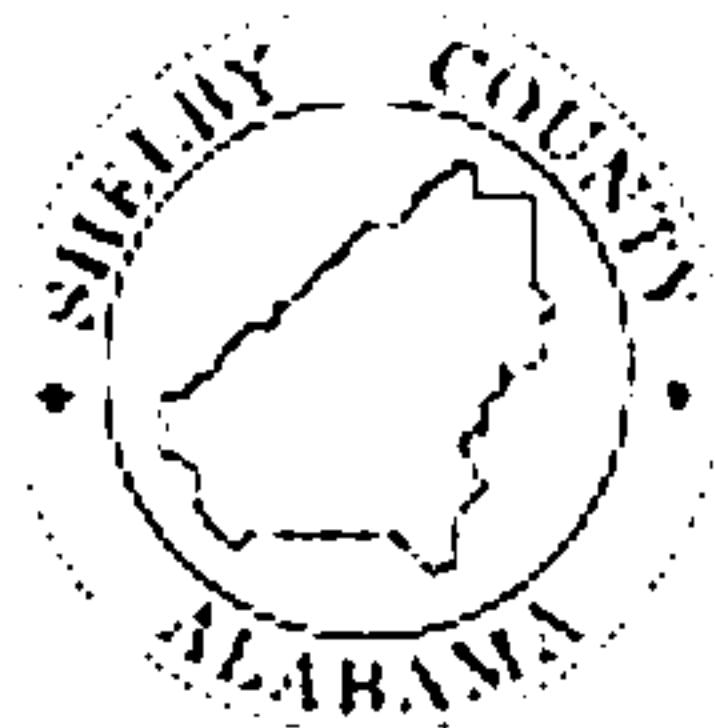


EXHIBIT "A"
Legal Description

Lot 211, according to the Survey of The Reserve at Timberline Phase 2, as recorded in Map Book 39, Page 27, in the Probate Office of Shelby County, Alabama.

20170808000286380 08/08/2017 12:34:00 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/08/2017 12:34:00 PM
\$22.50 CHERRY
20170808000286380

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