20110511000140710 1/2 \$25.50 Shelby Cnty Judge of Probate, AL 05/11/2011 09:32:44 AM FILED/CERT

This instrument was prepared by: Kracke & Thompson, LLP 2204 Lakeshore Drive, Ste 306 Birmingham, AL 35209 Send Tax Notice To: T. Andrew Freeman Claire Freeman 352 Hillandell Dr Birmingham, AL 35244

## WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$205,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Mitchell Clay a married man and Jennifer Clay a single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto T. Andrew Freeman and Claire Freeman (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, to-wit:

## SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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; \$194,750.00 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 29th day of April, 2011.

Mitchell Clay

Jennyfer Clay

State of Alabama Shelby County

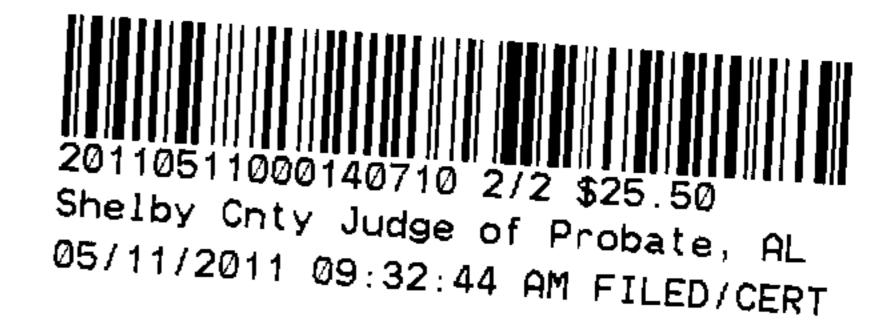
I, Jack R. Thompson, Jr., a notary for said County and in said State, hereby certify that Mitchell Clay and Jennifer Clay, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 29th day of April, 2011.

Notary Public

Commission Expires: 10/31/12

Shelby County, AL 05/11/2011 State of Alabama Deed Tax:\$10.50



## EXHIBIT "A" Legal Description

Lot 47, according to the Survey of the Amended Map of Brookhaven Sector III, as recorded in Map Book 11, Page 118, in the Probate Office of Shelby County, Alabama. Less and except that part of Lot 45 more particularly described as follows:

Commence at the most Southerly corner of said Lot 47; thence run Northwesterly along the Southwesterly line of Lot 47, a distance of 92.00 feet to the point of beginning; said point also being the most Southerly corner of Lot 45 of said amended Plat of Brookhaven Sector III; thence turn 122 degrees 35 minutes 48 seconds right and run Northeasterly a distance 201.60 feet; thence turn 46 degrees 09 minutes 16 seconds left and run Northerly a distance of 76.17 feet to the Northwesterly line of said Lot 47; thence turn 146 degrees 00 minutes 58 seconds left and run Southwesterly along the Northwesterly line of said Lot 47 a distance of 260.22 feet to the Point of Beginning.

This does not constitute the homestead of the Grantor, Mitchell Clay, or his spouse.

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.