

THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR, HUTCHESON & BENNETT, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Joshua Hagan Sellers
523 Greenbrier Way
Hoover, AL 35244

STATE OF ALABAMA)


STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Four Hundred Thirty-Eight Thousand Three Hundred Sixty-Three and 00/100 (\$438,363.00) DOLLARS, and other good and valuable consideration, the amount of which can be verified in the sales contract, this day in hand paid to the undersigned GRANTOR, **Thornton Custom Homes & Remodeling, Inc. a corporation** (hereinafter referred to as GRANTOR), whose address is 5100 Cahaba River Road, Ste 200, Birmingham, Alabama 35243, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Joshua Hagan Sellers and Lucy Hester Sellers, husband and wife**, whose address is 523 Greenbrier Way, Hoover, Alabama 35244, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 5, according to the survey of Heatherwood, 5th Sector, as recorded in Map Book 40 page 128, as amended by that Amended Plat of Heatherwood, 5th Sector, as recorded in Map Book 41 page 86 in the Probate Office of Shelby County, Alabama.

Property Address: 523 Greenbrier Way, Hoover, AL 35244


20120926000366300 1/1 \$450.50
Shelby Cnty Judge of Probate, AL
09/26/2012 09:05:08 AM FILED/CERT

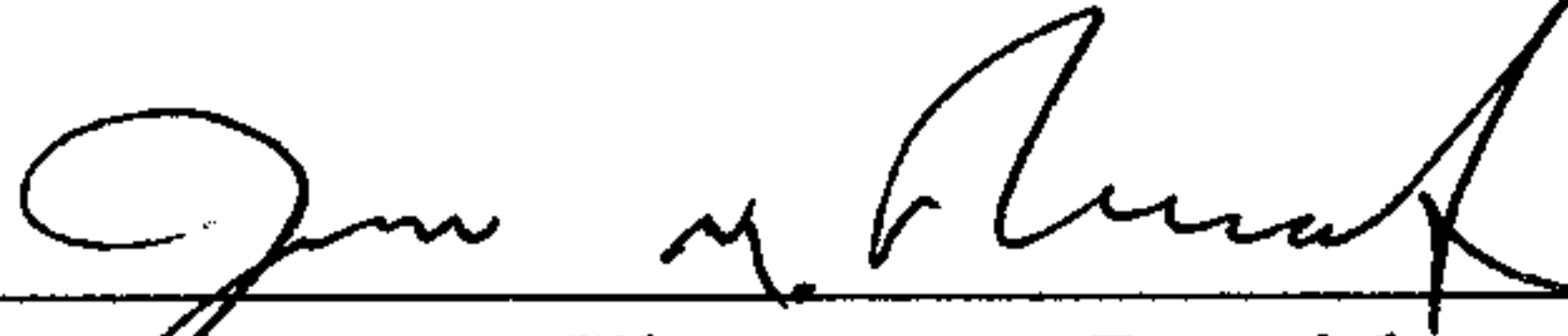
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 25th day of September, 2012.

Shelby County, AL 09/26/2012
State of Alabama
Deed Tax: \$438.50

Thornton Custom Homes & Remodeling, Inc.


By: James M. Thornton, President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James M. Thornton, whose name as President of Thornton Custom Homes & Remodeling, Inc., is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of September, 2012.



NOTARY PUBLIC

My Commission Expires: 10-26-2014