

10/24/2012 02:13:17 PM FILED/CERT

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

Notary Public Commission Expires: 10/2/2012

Send Tax Notice To: Ben Clore & Stephanie L. Clore 1406 Secretariat Drive Helena, AL 35080

## WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA	
SHELBY COUNTY	) KNOW ALL MEN BY THESE PRESENTS )
parties hereto, to the undersigned grawhereof is acknowledged, I or we Jassis 101 Sulia Stephanie L. Clore, whose mailing acgrantee, whether one or more), as joi	the amount of which can be verified in the Sales Contract between the antor (whether one or more), in hand paid by the grantee herein, the receipt son C. Britnell and Susan Britnell, husband and wife, whose mailing addres (herein referred to as bargain, sell and convey unto Ben Clore a/k/a Benjamin Clore and Idress is 1406 Secretariat Drive, Helena, AL 35080 (herein referred to nt tenants with right of survivorship the following described real estate, the address of which is 1406 Secretariat Drive, Helena, AL 35080; to-wit:
SEE EXHIBIT "A	" ATTACHED HERETO AND MADE A PART HEREOF.
Subject to restrictions, reserva	or the current year and subsequent years. ations, conditions, and easements of record. neral rights leased, granted or retained by prior owners.
TO HAVE AND TO HOLD, unto the sassigns forever.	aid GRANTEES as joint tenants with right of survivorship, their heirs and
GRANTEES, their heirs and assigns, are free from all encumbrances, unle the same as aforesaid; that I (we) will	and for my (our) heirs, executors, and administrators covenant with the said that I am (we are) lawfully seized in fee simple of said premises, that they so otherwise noted above; that I (we) have a good right to sell and convey I and my (our) heirs, executors and administrators shall warrant and defended in heirs and assigns forever, against the lawful claims of all persons.
Note; \$163,483.00 of this purchase precorded simultaneously herewith.	orice is being paid by the proceeds of a first mortgage loan executed and
IN WITNESS WHEREOF, I (we) have	e hereunto set my hand(s) and seal(s) this 18th day of October, 2012.  Jason C. Britnell  Jason Britnell
State of Alabama Jefferson County	
Britnell, whose name is signed to the	County and in said State, hereby certify that Jason C. Britnell and Susan foregoing instrument, and who is known to me, acknowledged before me contents of said instrument, they executed the same voluntarily on the day
Given under my official hand and sea	al this the 18th day of October, 2012.

Shelby County, AL 10/24/2012 State of Alabama Deed Tax:\$3.50

## EXHIBIT "A" Legal Description

Lot 1, Block 1, according to the Survey of Dearing Downs, Second Addition, as recorded in Map Book 9, Page 33, in the Probate Office of Shelby County, Alabama.