

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

Send Tax Notice To:
Donald W. Helms, Jr. & Peggy D. Helms
3317 Sunny Meadows Ct.
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$239,000.00, 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 Stephanie Jo Cannada, whose mailing address is

Sell Middle Rd Edwards, ms 39066 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Donald W. Helms, Jr. and Peggy D. Helms, whose mailing address is 3317 Sunny Meadows Ct. Birmingham, AL 35242 (herein referred to as 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 3317 Sunny Meadows Court, Birmingham, AL 35242; 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; \$234,671.00 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 March, 2013.

Stephanie Jo Cannada
Stephanie Jo Cannada

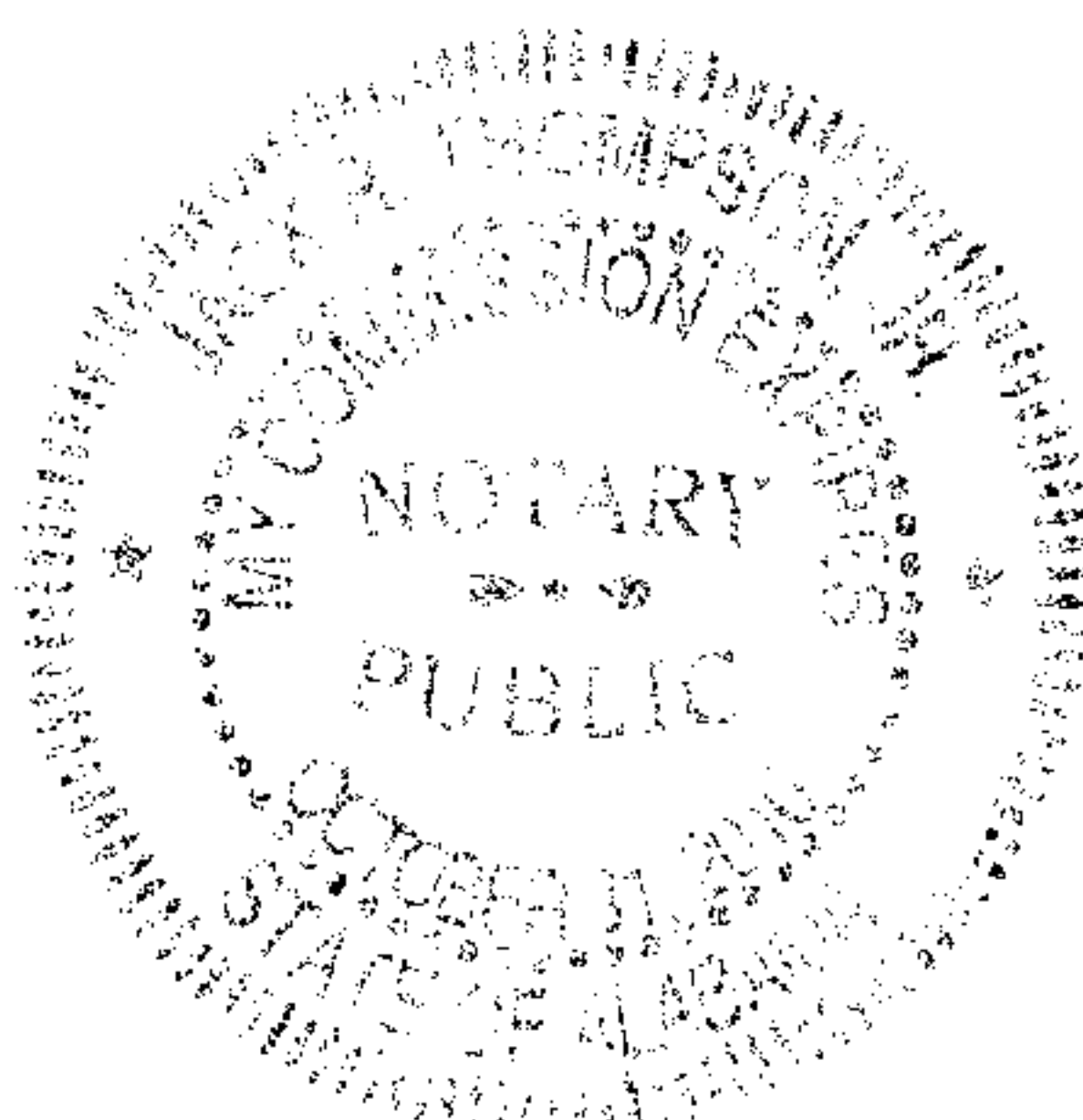
State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Stephanie Jo Cannada, 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, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the .

[Signature]
Notary Public

Commission Expires: 10/31/2016




Shelby County, AL 04/03/2013
State of Alabama
Deed Tax: \$4.50

S13-0708

EXHIBIT "A"
Legal Description

Lot 77, according to the Survey of Sunny Meadows 2nd Sector, as recorded in Map Book 9, Page 1 A & B, in the Probate Office of Shelby County, Alabama.



20130403000137690 2/2 \$19.50
Shelby Cnty Judge of Probate, AL
04/03/2013 10:58:17 AM FILED/CERT