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:
Leland Whaley and Babs Whaley
1000 Blue Heron Point
Birmingham AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of $80,000.00, 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 John M. Hicks and Joy F. Hicks, husband and wife, whose mailing address is 18718 River Dr., Shelby, AL 35143 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Leland Whaley and Babs Whaley, whose mailing address is 1000 Blue Heron Pt., Birmingham AL 35242 (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, the address of which is 376 Stonegate Dr., 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; $39,000.00 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 12th day of April, 2013.

John M Hicks
John M. Hicks

Joy F. Hicks
Joy F. Hicks

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that John M. Hicks and Joy F. Hicks, 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 12th day of April, 2013.

Notary Public
Commission Expires: 3/5/17

DANA WRIGHT McGOWIN NOTARY PUBLIC STATE OF ALABAMA AT LARGE
My Comm. Expires Mar. 5, 2017

20130417000156760 1/2 $95.00
Shelby Cnty Judge of Probate, AL
04/17/2013 01:36:16 PM FILED/CERT

S13-0914

Shelby County, AL 04/17/2013
State of Alabama
Deed Tax:$80.00

20130417000156760 2/2 $95.00
Shelby Cnty Judge of Probate, AL
04/17/2013 01:36:16 PM FILED/CERT

EXHIBIT "A"
Legal Description

Lot 56, according to the Survey of Stonegate Realty, Phase Three, as recorded in Map Book 33, Page 122, in the Probate Office of Shelby County, Alabama.