

Send tax notice to: Jimmy Ryan Fordham, 1431 Laurens St., Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,
Birmingham, Al. 35242

GENERAL WARRANTY DEED

State of Alabama
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred twenty thousand and no/100 (\$220,000.00) Dollars, the amount of which can be verified according to 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

Ashley E. Bodie Thompson and her husband Brian W. Thompson
whose mailing address is: 3171 Green Valley Rd PNB 224 ; Vestavia, AL 35243

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto
Jimmy Ryan Fordham

whose mailing address is: **1431 Laurens St., Birmingham, Al. 35242**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 1431 Laurens St., Birmingham, Al. 35242**, to-wit:

Lot 2A, according to the Final Plat of Residential Subdivision, Beaumont Phase 5, Resurvey of Lots 1-31, as recorded in Map Book 40, Page 5 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.


Grantor Ashley E. Bodie Thompson is one and the same person as Ashley E. Bodie, Grantee in Deed recorded in Book 2010, Page 95070.

\$216,015.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or 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.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 30th day of April, 2013.


20130508000189550 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
05/08/2013 08:40:53 AM FILED/CERT

Shelby County, AL 05/08/2013
State of Alabama
Deed Tax: \$4.00

Ashley B. Thompson (Seal)
ASHLEY E. BODIE THOMPSON

B. W. Thompson (Seal)
BRIAN W. THOMPSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ashley E. Bodie Thompson and her husband Brian W. Thompson whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of April, 2013.

[Signature]
NOTARY PUBLIC

My commission expires: 11/5/2013

