

Send Tax Notice To:
Charles Decroes & Deborah Decroes
305 Camp Forrest Trail
Helena, AL 35080

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$607,000.00, 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 Dennis Wilson and Christi Wilson, whose mailing address is P.O. Box 364 Helena, AL 35080 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Charles DeCroes and Deborah DeCroes, whose mailing address is 305 Camp Forrest Trail, Helena, AL 35080 (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 305 Camp Forrest Trail, Helena, AL 35080; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. *husband&wife


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; \$485,600.00 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 9th day of August, 2013.



Dennis Wilson


Christi Wilson

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Dennis Wilson and Christi Wilson, 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 9th day of August, 2013.


 Notary Public
 Commission Expires: 3/5/17



S12-0033

Shelby County, AL 08/13/2013
State of Alabama
Deed Tax: \$121.50

EXHIBIT "A"
Legal Description

Lot 768, according to the Final Plat of Riverwoods, Seventh Sector, Phase II, as recorded in Map Book 36, Page 102, in the Probate Office of Shelby County, Alabama.



20130813000329670 2/2 \$138.50
Shelby Cnty Judge of Probate, AL
08/13/2013 11:50:49 AM FILED/CERT

S12-0033