

156 Tanglewood Drive
Alabaster, AL 35007

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$207,600.00, 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 James T. McQuade and Mary M. McQuade, Trustees or their successors in trust, under the McQuade Living Trust, Dated October 24, 2011, and any Amendments thereto, whose mailing address is 6340 Nelms Rd East; Lakeland FL 33811 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Timothy Moye and Maria Moye, whose mailing address is 156 Tanglewood Drive Alabaster AL 35007 (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 156 Tanglewood Drive, Alabaster, AL 35007; 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; \$203,839.00 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 28th day of August, 2013.

James T. McQuade, Trustee
James T. McQuade, Trustee under the McQuade
Living Trust dated 10/24/2011

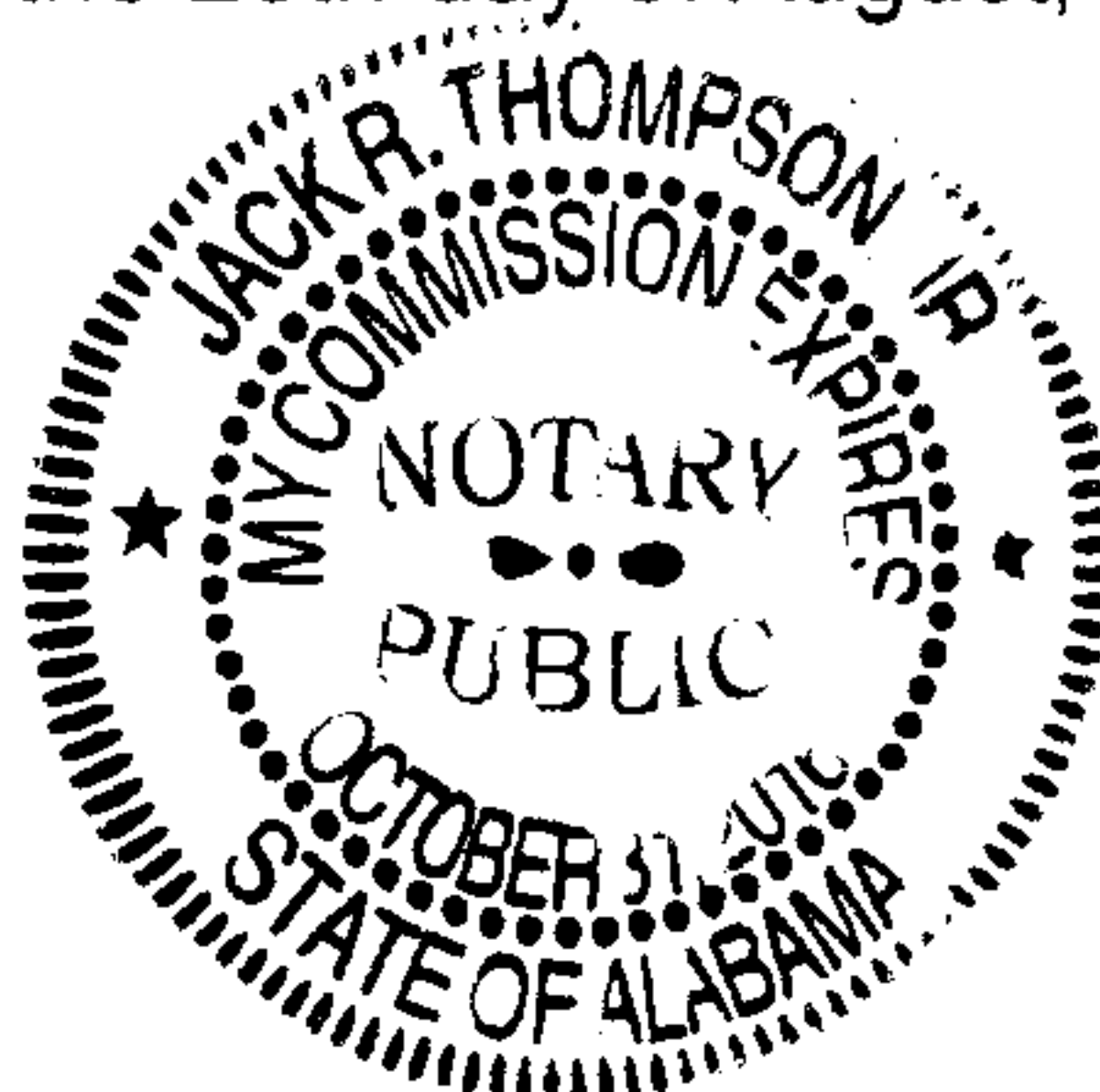
Mary M. McQuade, Trustee
Mary M. McQuade, Trustee under the McQuade
Living Trust dated 10/24/2011

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that James T. McQuade and Mary M. McQuade, whose name as Trustee of the Living Trust dated October 24, 2011, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they in thiercapacity as such Trustees of the Trust, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 28th day of August, 2013.

Notary Public
Commission Expires: 10/31/2016



S13-2707

Shelby County, AL 09/05/2013
State of Alabama
Deed Tax: \$4.00

EXHIBIT "A"
Legal Description

Lot 16, according to the Survey of Tanglewood By the Creek as recorded in Map Book 35, Page 36, in the Probate Office of Shelby County, Alabama.

