

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:  
Elaine Mastin + Samantha Dale  
5025 Longleaf Lane  
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 \$312,500.00, 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 M. Kirkwood, a married man \*\*This is not the homestead of the Grantor or his spouse \*\*, whose mailing address is

5931 Canaba Valley Rd. B'ham, AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Elaine Q. Mastin, an unmarried person and Samantha A. Dale, an unmarried person, whose mailing address is 5025 Longleaf Lane 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 5025 Longleaf Lane, 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; \$200,000.00 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 31st day of July, 2013.

James M. Kirkwood  
James M. Kirkwood


State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that James M. Kirkwood, 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, he 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: 3/5/17



  
20130923000382800 1/2 \$129.50  
Shelby Cnty Judge of Probate, AL  
09/23/2013 02:43:55 PM FILED/CERT

Shelby County, AL 09/23/2013  
State of Alabama  
Deed Tax: \$112.50

S13-2292

EXHIBIT "A"  
Legal Description

Lot 29, according to Amended Map of Hickory Ridge Subdivision, as recorded in Map Book 11, Page 79, in the Probate Office of Shelby County, Alabama.

