

SEND TAX NOTICE TO:

This Instrument Was Prepared By:

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WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of \$73,000.00), the amount which can be verified in Sales Contact between the parties, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Joe H. Roberts, Jr and wife, Kristi Clark-Goldstein Whose mailing address is** 120 GRAY OAKS WAY Pelham AL (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Shawna M. Payter, Whose mailing address is** 127 Chase Creek Circle Pelham AL 35124 (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in JEFFERSON County, Alabama, the address of which is **127 Chase Creek Circle, Pelham, AL 35124** to wit:

40 *40

Lot 40, according to the Survey of Chase Creek Townhomes, Phase I, as recorded in Map Book 18, Page 73, in the Probate Office of Shelby County Alabama

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 to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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; \$ 98,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, the undersigned, have hereunto set his/her/their hand(s) and seal(s) this the 1 day of November, 2013.

[Signature]
Joe H. Roberts, Jr.

[Signature]
Kristi Clark-Goldstein

STATE OF Alabama

Jefferson County ss:

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Joe H. Roberts, Jr.** 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 this conveyance he executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 1st day of Nov., 2013.

My Commission Expires: 10/31/2016

[Signature]
Notary Public

(S E A L)

STATE OF Alabama

Jefferson County ss:

I, the undersigned, a Notary Public in and for said county in said state, hereby certify **Kristi Clark-Goldstein** 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 this conveyance she executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 29th day of October, 2013.

My Commission Expires: 3/8/17

[Signature]
Notary Public

(S E A L)



20131105000436480 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
11/05/2013 01:25:12 PM FILED/CERT