



20140102000000030 1/2 \$91.00
Shelby Cnty Judge of Probate, AL
01/02/2014 08:27:28 AM FILED/CERT

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:
Daniel G. Poset
Sharon Poset

231 Grand View Pkwy
Maylene AL 36047

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$224,000.00, 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 Richard J. Gage, Sr. and Marie C. Gage, Husband and Wife, whose mailing address is 12851 SE 90th Rd (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Daniel G. Poset and Sharon Poset, whose mailing address is _____ (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 231 Grande View Parkway, Maylene, AL 35114; 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; \$150,000.00 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 25th day of November, 2013.

Richard J. Gage, Sr.
Marie C. Gage

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Richard J. Gage, Sr. and Marie C. Gage, 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 25th day of November, 2013.

[Signature]
Notary Public
Commission Expires: 10/31/2016

Shelby County, AL 01/02/2014
State of Alabama
Deed Tax: \$74.00

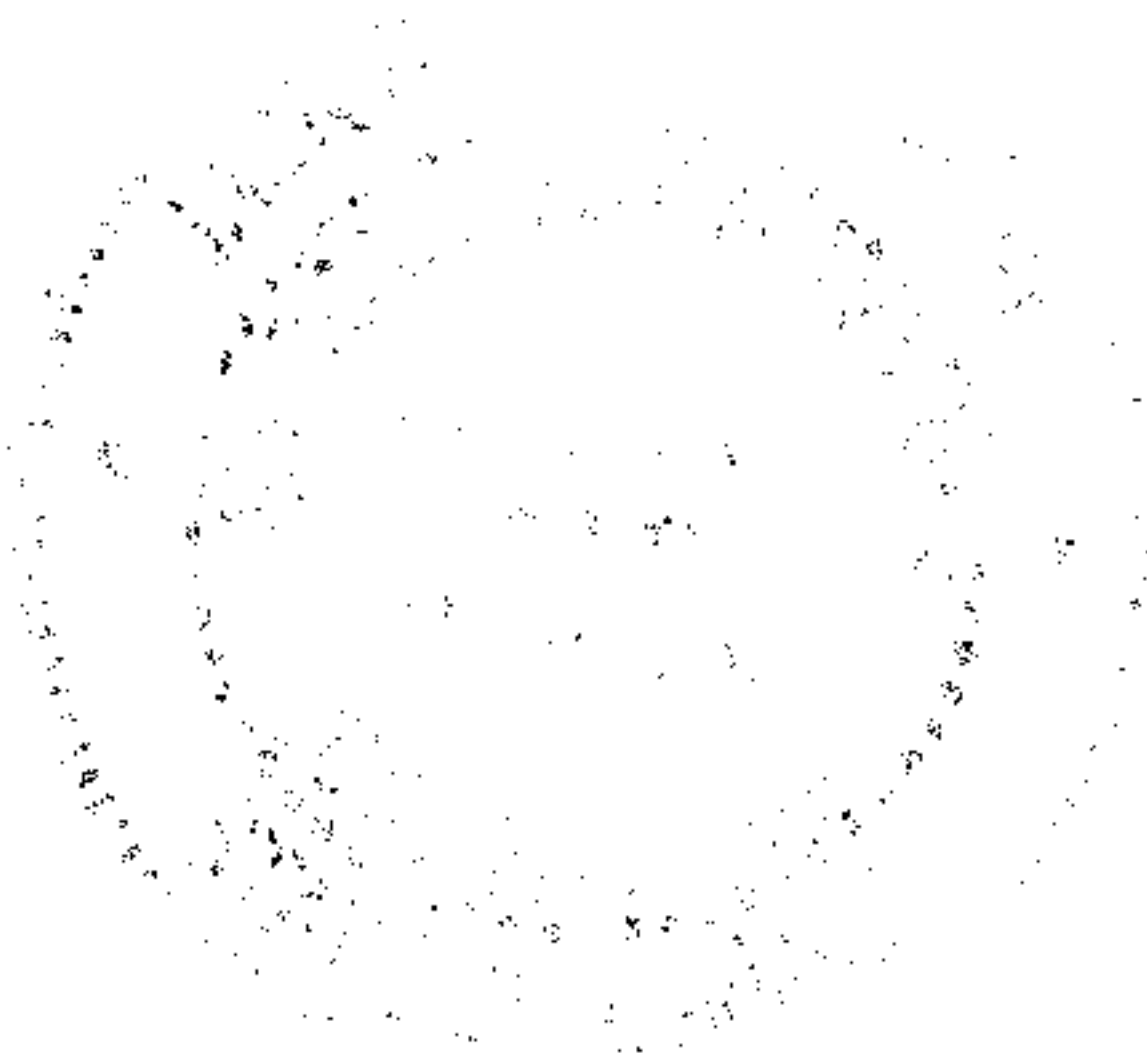



EXHIBIT "A"
Legal Description

Lot 717, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 7th Addition, as recorded in Map Book 21, Page 134, in the Probate Office of Shelby County, Alabama.


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