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:
Allyson Ryne Prothro
1918 Seattle Slew Drive
Helena, AL 35080

Warranty	Deed

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

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 to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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; \$216,015.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Thomas F. Fox and Rhonda Fox, husband and wife has/have hereunto set his/her/their hand(s) and seal(s), this 30th day of December, 2013.

Thomas F. Fox

Rhonda Fox

State of Alabama Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Thomas F. Fox and Rhonda Fox, 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 30th day of December, 2013.

Notary Public

Commission Expires: 10 31 2016

201401030000003490 1/2 \$21.00

201401030000003490 1/2 \$21.00 Shelby Cnty Judge of Probate, AL 01/03/2014 12:23:08 PM FILED/CERT

S13-3306

EXHIBIT "A" Legal Description

Lot 38, according to the Survey of Dearing Downs 11th Addition as recorded in Map Book 15, Page 90, in the Probate Office of Shelby County, Alabama.

201401030000003490 2/2 \$21.00 201401030000003490 e of Probate, AL Shelby Cnty Judge of Probate, AL 01/03/2014 12:23:08 PM FILED/CERT