

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:

Kevin M. Lindell

1024 5th Ave NW
Alabaster AL 35007

Warranty Deed



20140108000007210 1/2 \$44.00
Shelby Cnty Judge of Probate, AL
01/08/2014 11:05:25 AM FILED/CERT

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

That in consideration of \$135,000.00, 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 John Patton, III a MARRIED person and Kristi Patton Gullledge a married peron by John Patton, III her Attorney-in-Fact, whose mailing address is

102 Tanner Ct. Patton, AL 36305 - (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kevin M. Lindell, whose mailing address is

1024 5th Ave NW, Alabaster AL 35007 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 1024 5th Avenue NW, 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.

*This does not constitute the homestead property of the Grantors or thier spouses

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; \$108,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, John Patton, III a MARRIED person and Kristi Patton Gullledge a married peron by John Patton, III her Attorney-in-Fact has/have hereunto set his/her/their hand(s) and seal(s) , this 3rd day of January, 2014.

[Signature]

John Patton, III

[Signature]

Kristi Patton Gullledge by John Patton, III her Attorney-in-Fact.

[Signature]

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that John Patton III individuallly and whose name as Attorney in Fact for Kristi Patton Gullledge is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, individually and in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 3rd day of January, 2014.

[Signature]
Notary Public

Commission Expires: 10/31/2016

Shelby County, AL 01/08/2014
State of Alabama
Deed Tax: \$27.00

EXHIBIT "A"
Legal Description

Lot 6, according to the Survey of Hamlet, Third Sector, as recorded in Map Book 8, Page 130, in the Probate Office of Shelby County, Alabama.

