



2014010800007970 1/2 \$104.50  
Shelby Cnty Judge of Probate, AL  
01/08/2014 01:41:45 PM 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:  
Jason and Christy Beck  
1316 Longfellow Ln.  
Albuquerque, NM 87507

## WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$87,500.00, 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 Robert C. Roper and Brynda D. Roper, husband and wife, whose mailing address is 5241 Overland Trace, Birmingham, AL 35244 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jason Beck and Christy Beck, whose mailing address is

Christy Beck, whose mailing address is  
1360 Longmire Ln. Alabaster, AL 35007 (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 730 Tara Drive, #5, Chelsea, AL 35043; 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 GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$ 100 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 3rd day of January, 2014.

Robert C. Roper

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Brynda D. Roper

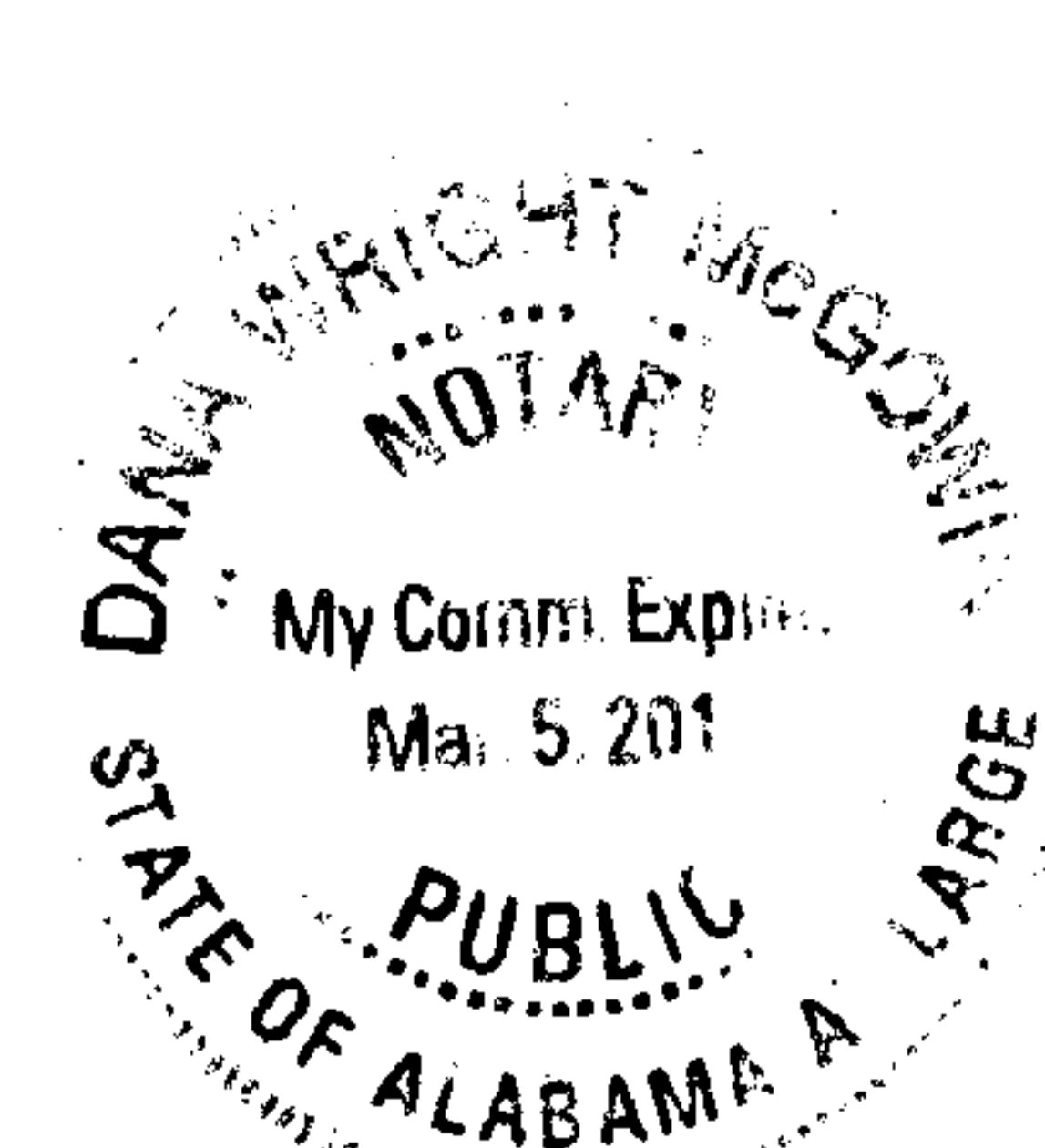
State of Alabama  
Shelby County

I, , a notary for said County and in said State, hereby certify that Robert C. Roper and Brynda D. Roper; 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 3rd day of December, 2014.

Shelby County, AL 01/08/2014  
State of Alabama  
Deed Tax: \$87.50

## Notary Public Commission Exp.



S13 3943

**EXHIBIT "A"**  
**Legal Description**

Lot 5-A, according to the Resurvey of Lots 4 and 5, Rhett Butler Ridge, as recorded in Map Book 39, Page 28, in the Probate Office of Shelby County, Alabama.

