

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:
Tommy R. Duncan
Kim W. Duncan

5231 Overland Trace
Hoover AL 35244

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$250,000.00, 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 Joseph Lee Middlebrooks a single person and Terri D. Middlebrooks a single person, whose mailing address is 1203 Cahaba River Est. Hoover, AL 35214 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Tommy R. Duncan and Kim W. Duncan, whose mailing address is 5231 Overland Trace Hoover, AL 35244 (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 Lots 18 & 19 Cahaba River Estates, Birmingham, AL 35244; 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; \$ - 0 - 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 30th day of December, 2013.

Shelby County, AL 01/21/2014
State of Alabama
Deed Tax: \$250.00

Joseph Lee Middlebrooks
Joseph Lee Middlebrooks
Terri D. Middlebrooks
Terri D. Middlebrooks

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Joseph Lee Middlebrooks and Terri D. Middlebrooks, 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.

10/31/2016
Notary Public
Commission Expires: 10/31/2016

20140121000018130 2/2 \$267.00
Shelby Cnty Judge of Probate, AL
01/21/2014 11:22:44 AM FILED/CERT

EXHIBIT "A" Legal Description

Lot 18, according to the Survey of Cahaba River Estates, as recorded in Map Book 3, page 11, in the Probate Office of Shelby County, Alabama.

Also, a part of the Northerly portion of Lot 19, according to the Survey of Cahaba River Estates. as recorded in Map Book 3, pages 32 and 33, in the Office of the Judge of Probate of Jefferson County, Alabama, and also recorded in Volume 17, page 64, Birmingham Office of the Judge of Probate of Jefferson County, Alabama, and also recorded in Shelby County, Alabama, in Office of the Judge of Probate in Map Book 3, page 11, and being more particularly described as follows: Commence at the Northwest corner of the above described Lot 19, said corner being the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 19 South, Range 3 West; thence Southwardly along the West line of said Lot for a distance of 50.0 feet to the point of beginning; thence continue Southwardly for a distance of 311.86 feet to a crimped iron found; thence turn an angle to the left of 89 degrees 53 minutes 19 seconds for a distance of 15.98 feet; thence turn an angle to the right of 79 degrees 40 minutes 11 seconds for a distance of 120.67 feet to a crimped iron found; thence turn an angle to the left of 35 degrees 12 minutes 32 seconds for a distance of 58.27 feet to a crimped iron found; thence turn an angle to the left of 20 degrees 49 minutes 27 seconds for a distance of 126.84 feet to a crimped iron found; thence turn an angle to the left of 89 degrees 59 minutes 37 seconds for a distance of 7.62 feet to a crimped iron found; thence turn an angle to the right of 79 degrees 29 minutes 02 seconds for a distance of 52.87 feet to a crimped iron found, said point being located on the East line of said Lot 19; thence turn an angle to the left of 103 degrees 10 minutes 44 seconds and run Northwardly along said East line for a distance of 524.83 feet to a point located 50.0 feet South of the Northeast corner of said Lot 19; thence turn an angle to the left of 89 degrees 23 minutes 59 seconds for a distance of 249.90 feet to the point of beginning.

Also, a part of the Northerly portion of Lot 19, according to the Survey of Cahaba River Estates. as recorded in Map Book 3, pages 32 and 33, in the Office of the Judge of Probate of Jefferson County, Alabama, and also recorded in Volume 17, page 64, Birmingham Office of the Judge of Probate of Jefferson County, Alabama, and also recorded in Shelby County, Alabama, in Office of the Judge of Probate in Map Book 3, page 11, and being more particularly described as follows: Begin at the Northwest corner of the above described Lot 19, said corner being the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 19 South, Range 3 West; thence Southwardly along the West line of said Lot for a distance of 50.0 feet; thence turn an angle to the left of 89 degrees 20 minutes 24 seconds for a distance of 249.90 feet; thence turn an angle to the left of 89 degrees 23 minutes 59 seconds for a distance of 50.0 feet to the Northeast corner of said Lot 19; thence turn an angle to the left of 89 degrees 23 minutes 59 seconds for a distance of 249.95 feet to the point of beginning.