

This instrument was prepared by:
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Send Tax Notice To:
Phyllis M. Freese

Warranty Deed

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

That in consideration of \$190,000.00, 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 James H. Thrash a ~~married~~ man, James H. Thrash is the surviving grantee of that certain Deed recorded in Instrument # 20130813000330420 , the other grantee, Georgie Lee Davis died on or about October 20, 2013, whose mailing address is

1064 MARY ANN ROAD Calera 35040 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Phyllis Freese, whose mailing address is

170 Meadow Lake Farms Calera AL 35040 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 170 Meadow Lake Farms & Meadow Lake Road, Calera, AL 35040; to-wit:

*This does not constitute the homestead prperty of the Grantor or his spouse
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

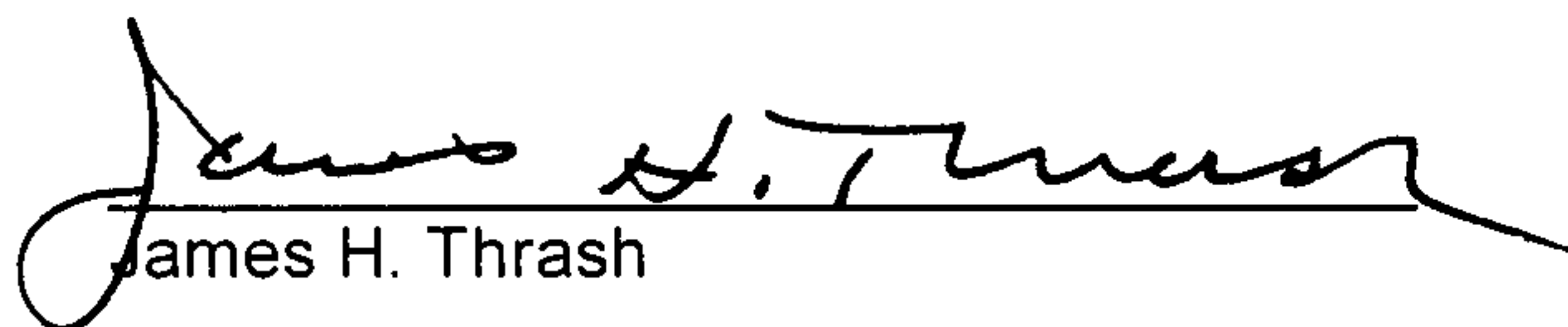
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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; \$ -0- of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

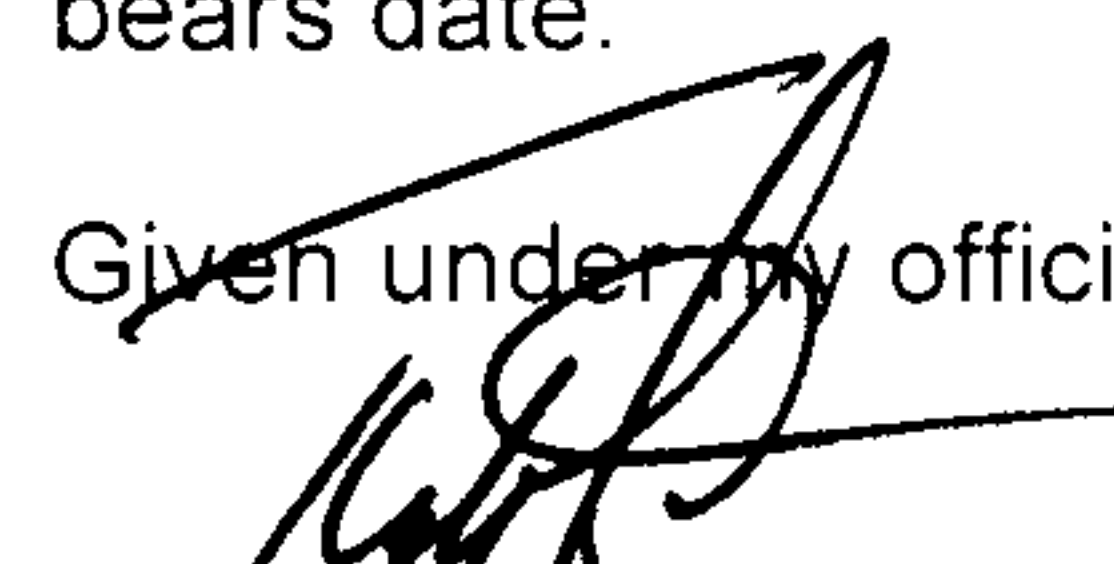
IN WITNESS WHEREOF, James H. Thrash a _____ man, James H. Thrash is the surviving grantee of that certain Deed recorded in Instrument # 20130813000330420 , the other grantee, Georgie Lee Davis died on or about October 20, 2013 has/have hereunto set his/her/their hand(s) and seal(s) , this 30th day of December, 2013.


James H. Thrash

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that James H. Thrash, 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, he 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



20140121000018200 2/2 \$207.00
Shelby Cnty Judge of Probate, AL
01/21/2014 11:39:34 AM FILED/CERT

EXHIBIT "A"
Legal Description

Tract 1BB, of a Resurvey of Tract 1A & Tract 1B of Final Plat of a Resurvey of a Resurvey of Tract 1 of Meadow Lake Farms, as recorded in Map Book 36, Page 70, in the Office of the Judge of Probate of Shelby County, Alabama.