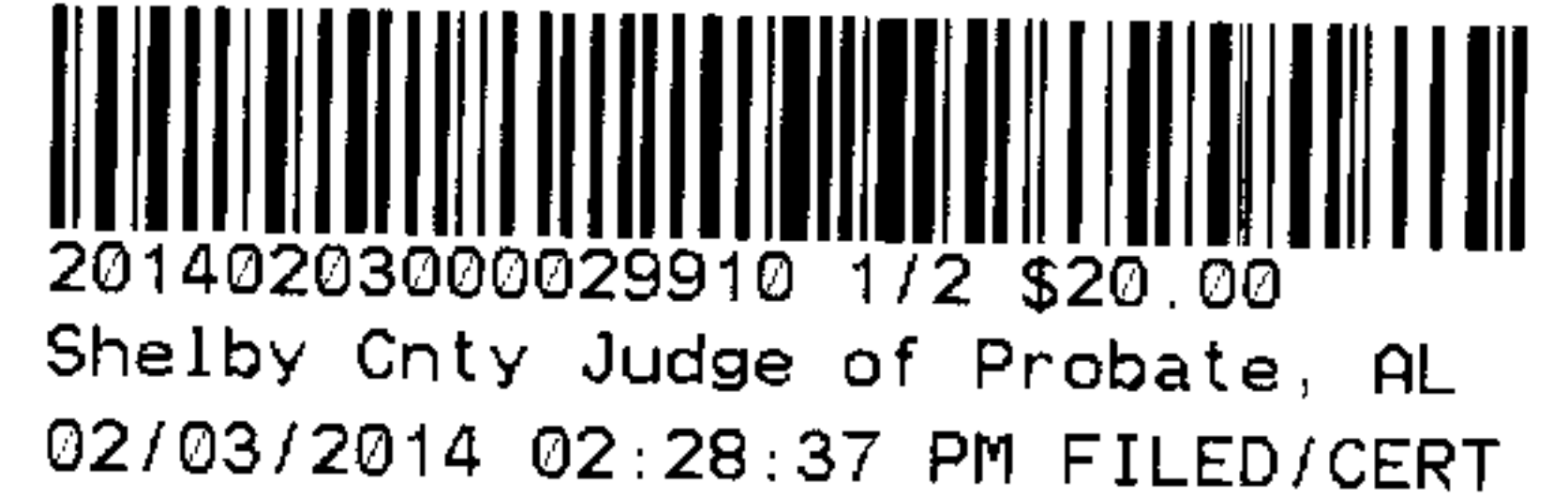


Send tax notice to: John H. Prather, 515 Forest Lakes Dr., Sterrett, Al. 35147

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,
Birmingham Al. 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred sixty-five thousand and no/100 (\$165,000.00) Dollars** the amount of which can be verified by 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

Sadaka T. Hall and his wife Rachelle D. Hall whose mailing address is
5968 Forest Lakes Cove, Sterrett, AL 35147

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

John H. Prather and Stacey L. Prather, whose mailing address is:
515 Forest Lakes Dr., Sterrett, Al.3 5147

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 515 Forest Lakes Dr., Sterrett, Al. 35147, to-wit:

Lot 197, according to the Survey of Forest Lakes Subdivision, 3rd Sector, 2nd Phase, as recorded in Map Book 32, Page 26 A&B in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Grantor Rachelle D. Hall is one and the same person as Rachelle D. Jemison.

\$162,011.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 31st day of January, 2014.

Shelby County, AL 02/03/2014
State of Alabama
Deed Tax:\$3.00

Sadaka T. Hall (SEAL)
SADAKA T. HALL

Rachelle D. Hall (SEAL)
RACHELLE D. HALL

State of ALABAMA
County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sadaka T. Hall and his wife Rachelle D. Hall, whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date.

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

My commission expires:

6/26/16

Nedra McClure Ginnett
NOTARY PUBLIC

o



20140203000029910 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
02/03/2014 02:28:37 PM FILED/CERT