

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:  
Brandon Hamilton  
Kawaii Hamilton  
127 Fawn Meadows Lane  
Wilsonville, AL 35186

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$278,000.00, 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 Linda Berryhill Davis and Husband Blaine Davis, whose mailing address is 10890 North Main Street Wilsonville AL (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Brandon Hamilton and Kawaii Hamilton, whose mailing address is 127 Fawn Meadows Ln. Wilsonville AL 35186 (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 127 Fawn Meadows Lane, Wilsonville, AL 35186; to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

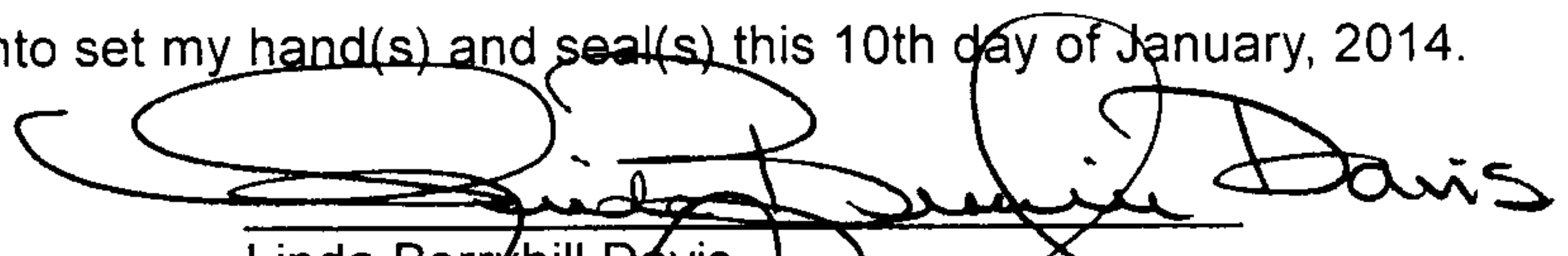

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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; \$283,977.00 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 10th day of January, 2014.

  
Linda Berryhill Davis  
  
Blaine Davis

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Linda Berryhill Davis and Blaine Davis, 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 10th day of January, 2014.

  
Notary Public  
Commission Expires: 3/5/17



S13-3017



EXHIBIT "A"  
Legal Description

Lot 6, according to the Survey of Fawn Meadows, as recorded in Map Book 21, page 130, in the Probate Office of Shelby County, Alabama.



20140211000039010 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
02/11/2014 12:58:17 PM FILED/CERT

LSO BD \_\_\_\_\_ \_\_\_\_\_