

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:
Andrew Hill and Kendall G. Hill
226 Chadwick Lane
Helena, AL 35080

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$164,500.00, 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 Jonathan Sanders and Ashley Sanders, husband and wife, whose mailing address is 622 N. Lake Cir., Birmingham, AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Andrew Hill and Kendall G. Hill, husband and wife, whose mailing address is

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; \$156,275.00 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 27th day of February, 2014.

Jonathan Sanders
Jonathan Sanders

Ashley Sanders
Ashley Sanders

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jonathan Sanders and Ashley Sanders, 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 27th day of February, 2014.~~

Notary Public
Commission Expires: 10/31/2016

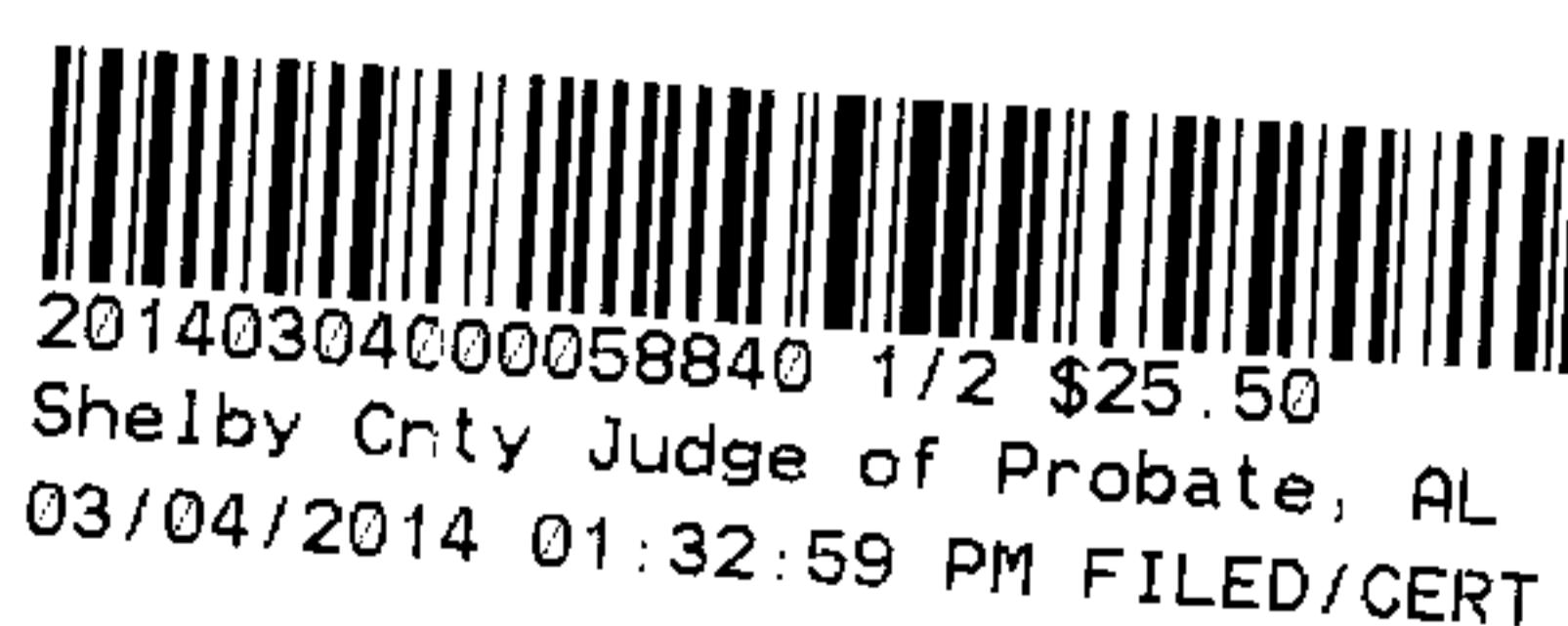


EXHIBIT "A"
Legal Description

Lot 68, according to the Survey of Chadwick, Sector 2, as recorded in Map Book 17, Page 127, in the Probate Office of Shelby County, Alabama.



20140304000058840 2/2 \$25.50
Shelby Cnty Judge of Probate, AL
03/04/2014 01:32:59 PM FILED/CERT