

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: Robert H. Magill Vonda B. Magill

WARRANTY DEED - Joint Tenants with Right of Survivorship		
STATE OF ALABAMA)	
)	KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)	
parties hereto, to the undersig receipt whereof is acknowledged Lindzy Mehan. Husband and V	ned grantor ed, I or we (Vife., whose	amount of which can be verified in the Sales Contract between the (whether one or more), in hand paid by the grantee herein, the Christopher D. McQueen and Lindzy M. McQueen fomerly known as e mailing address is
303 Boy kin Circle, Se	ma, AL 3	(herein referred to as grantor, whether one
or more) grant, bargain, sell a	and convey	unto Robert Magill and Vonda B. Magill, whose mailing address is בשנה 3500 (herein referred to grantee, whether one or
		orship the following described real estate, situated in Shelby County,
Alabama, the address of which	112 1030 [[[nerald Ridge Drive, Calera, AL 35040; 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; \$130,055.00 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 25th day of February, 2014.

Shelby County, AL 03/06/2014 State of Alabama

Deed Tax: \$6.00

Christopher D. McQueen

Lindzy M. McQueen f/k/a Lindzy Mehan

State of Alabama Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Christopher D. McQueen and Lindzy M. McQueen fomerly known as Lindzy McQueen, 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 25th day of February, 2014.

Commission Expires: 10/31/2016

EXHIBIT "A" Legal Description

Lot 124, according to the Survey of Emerald Ridge Sector II, A Single Family Residential Subdivision, as recorded in Map Book 38, page 112, in the Probate Office of Shelby County, Alabama.

