



20140312000068510 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
03/12/2014 09:06:55 AM FILED/CERT

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:
Michael T. Dotson
2407 Chandawood Dr.
Pelham, AL 35124

Warranty Deed

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

That in consideration of \$145,000.00, 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 Stefanie R. Wesson, an unmarried person, whose mailing address is 4346 Holly Rd. Bessemer AL 35022 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Michael T. Dotson, whose mailing address is 2407 Chandawood Dr., Pelham, AL 35124 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 2407 Chandawood Drive, Pelham, AL 35124; 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 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; \$142,373.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Stefanie R. Wesson, an unmarried person has/have hereunto set his/her/their hand(s) and seal(s) , this 26th day of February, 2014.

Stefanie R. Wesson
Stefanie R. Wesson

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Stephanie R. Wesson, being one of the heirs and next of kin of Mary J. Franklin, deceased, 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, she executed the same voluntarily on the day the same bears date.


Given under my official hand and seal this the 26th day of February, 2014.

[Signature]
Notary Public
Commission Expires: 10/31/2016

Shelby County, AL 03/12/2014
State of Alabama
Deed Tax: \$3.00

EXHIBIT "A"
Legal Description

Lot 232, Chandalar South - Sixth Sector, as recorded in Map Volume 7, page 49, in the Office of the Judge of Probate of Shelby County, Alabama.


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