

This instrument was prepared by:

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Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:

John Patrick Barrack

Marion Caroline Barrack

2409 Inverness Point Dr.
Birmingham AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of \$385,000.00, 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 Diana G. Sartain, a widowed person, Diana G. Sartain is the surviving grantee of that certain deed recorded in Book 3269 page 190; the other grantee, Frank B. Sartain having died on or about January 13, 2014, whose mailing address is

140 Hwy 69 Chelsea AL 35043 (herein referred to as grantor, whether one or (more), grant, bargain, sell and convey unto John Patrick Barrack and Marion Caroline Barrack, whose mailing address is 2409 Inverness Point Drive, Birmingham, AL 35242 (herein referred to 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 2409 Inverness Point Drive, Birmingham, AL 35242; 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; \$308,000.00 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 11th day of April, 2014.

Diana G. Sartain
Diana G. Sartain

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Diana G. Sartain, 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 11th day of April, 2014.

[Signature]
Notary Public

Commission Expires: 10/31/2014

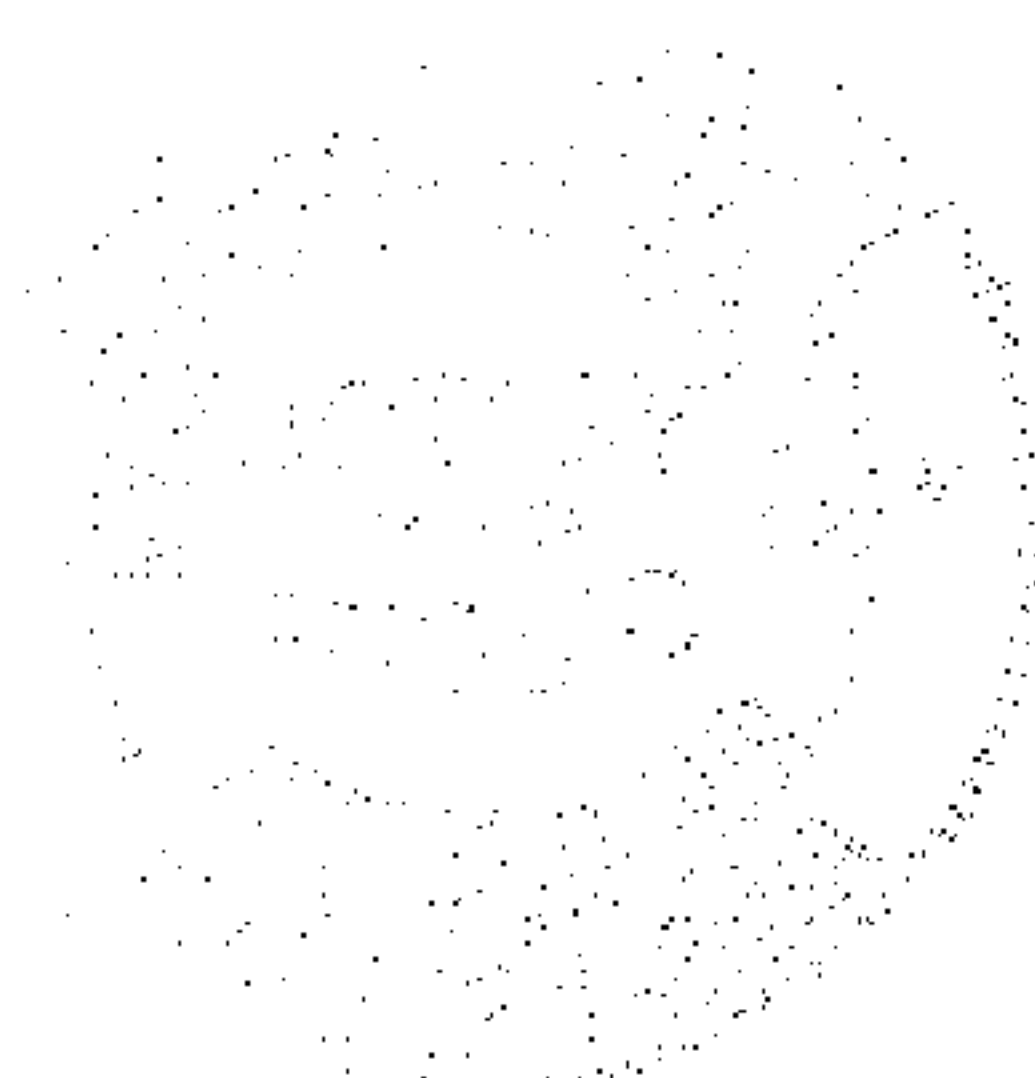


EXHIBIT "A"
Legal Description

Lot 3-A, according to a Resurvey of Lots 2 and 3, Block 1 of Inverness Point - Phase I and subdivision of acreage in the Northwest 1/4 of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama, and recorded in Map Book 15, Page 2, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/05/2014 03:09:13 PM
\$94.00 KELLY
20140505000133920

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.