

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:
William Brian Hammond
Stephanie A. Hammond
321 Eagle Cove Lane
Pelham, AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$250,000.00, 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 Andrew D. Murry and Kristin Smith Husband and Wife, whose mailing address is 7925 Hoskins Dr. Lexington, KS 66215 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto William Brian Hammond and Stephanie A. Hammond, whose mailing address is 221 Eagle Cove Lane, Pelham, AL 35124 (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 221 Eagle Cove Lane, 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, 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; \$225,000.00 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 22nd day of April, 2014.

Andrew D. Murry
John Murry
Kristin Smith Murry

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Andrew D. Murry and Kristin Smith Murry, 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 22nd day of April, 2014.

Donna W. Walker
Notary Public
Commission Expires: 3/15/10



20140512000141200 05/12/2014 08:08:52 AM DEEDS 2/2

EXHIBIT "A"
Legal Description

Lot 44, according to the Survey of Eagle Cove Subdivision, as recorded in Map Book 35, Page 121, 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
05/12/2014 08:08:52 AM
\$42.00 KELLY
20140512000141200

S13-3209

A handwritten signature in black ink, which appears to be "James W. Fuhrmeister".