

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:
Thomas Rabuczewski

500 Eagle Valley Tr.
Steamboat Springs, Colorado

Warranty Deed

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

That in consideration of \$342,500.00, 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 Jeff S. Wheeler and Kathy O. Wheeler Husband and Wife, whose mailing address is 304 Dunstan Ct. Pelham, AL 35064 to as grantor, whether one or more), grant, bargain, sell and convey unto Thomas Rabuczewski, whose mailing address is 5012 Eagle Valley Trail, Hoover, AL 35242 referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 5012 Eagle Valley Trail, Hoover, AL 35242: to-wt.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to ad valorem taxes for the current year and subsequently.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions and access.

Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by the

TO HAVE AND TO HOLD to said grantee his heirs and assigns.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same **GRANTEEES**, 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 **GRANTEEES**, their heirs and assigns forever, against the lawful claims of all

Note; \$325,375.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and

IN WITNESS WHEREOF, Jeff S. Wheeler and Kathy O. Wheeler Husband and Wife has/have hereunto set
his/her/their hand(s) and seal(s) this 20th day of May, 2014.

Jeff S. Wheeler Husband and Wife has/have hereunto set
day, 2014.

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jeff S. Wheeler and Kathy O. Wheeler, 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 20th day of April, 2014.

Vol. 1, No. 1, January 1968

Notary Public

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 30, 2011

EXHIBIT "A"
Legal Description

Lot 1414, according to the survey of Eagle Point, 14th Sector, as recorded in Map Book 26, Page 34, 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
06/02/2014 11:29:41 AM
\$34.50 KELLY
20140602000164080

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".

S12-0898