

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Trevor P. Kesler
7344 Wyndham Parkway
Helena, AL 35080
(also property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-Six Thousand Five Hundred and no/100
-----(\$126,500.00) Dollars. As evidenced by closing statement.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof
is acknowledged, I/we

Dorothy Brooks Thomason, a married woman
(Whose address is P.O. BOX 457 SMITH, AL 36877)
(herein referred to as GRANTORS) do grant, bargain, sell and convey to,

Trevor P. Kesler and Kristal Kesler
(Whose address is the property address)
(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described
real estate situated in Shelby County, Alabama to-wit:

Lot 53, according to the Survey of Amended Map of Wyndam, Bedford Sector, as recorded in
Map Book 23, Page 10, in the Probate Office of Shelby County, Alabama.
Subject to: current taxes, easements, liens and restrictions of record.

\$94,875.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.


The above described property does not constitute the homestead of the grantor nor
his/her/their spouse.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of
survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that
(unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees
herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to
the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees
herein shall take as tenants in common.

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.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s),
this 18th day of June, 2014.

Dorothy Brooks Thomason
Dorothy Brooks Thomason


20140623000189400 1/1 \$46.00
Shelby Cnty Judge of Probate, AL
06/23/2014 11:50:30 AM FILED/CERT

STATE OF Alabama)

General Acknowledg

COUNTY OF Jefferson)

Shelby County, AL 06/23/2014
State of Alabama
Deed Tax: \$32.00

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
Dorothy Brooks Thomason, whose name(s) is/are signed to the
foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that,
being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this 18th day of June, A. D. 2014.

My Commission Expires: 9/22/17

Caroline Harrington Allen
Notary Public: Caroline Harrington Allen

