

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Billy Frank Nelson
205 Wixford Way
Alabaster, AL 35007

(Whose address is the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Jefferson)

That in consideration of Two Hundred Three Thousand and No/100 --(\$203,000.00)
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

Charles Robert Bellsnyder, III and Carl Ryan Bellsnyder, as
Co-Personal Representative of the Estate of Charles Robert Bellsnyder, Jr.
deceased, Probate Case No. 2012-400

(Whose address is 2521 Aspen Cove Circle, Birmingham, AL 35243)

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Billy Frank Nelson and Charlotte Gore Nelson
(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 Jefferson County, Alabama to-wit:

SHELBY

Lot 318, according to the Survey of Weatherly Wixford Moor – Sector 24, as recorded in Map Book 20, Page 144, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, taxes, restrictions, rights of way and liens of record.

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 26th day of June, 2014.

Charles Robert Bellsnyder, III (Seal)
Charles Robert Bellsnyder, III Co-Personal Representative

Carl Ryan Bellsnyder (Seal)
Carl Ryan Bellsnyder, Co-Personal Representative

STATE OF ALABAMA)
)
Jefferson COUNTY)

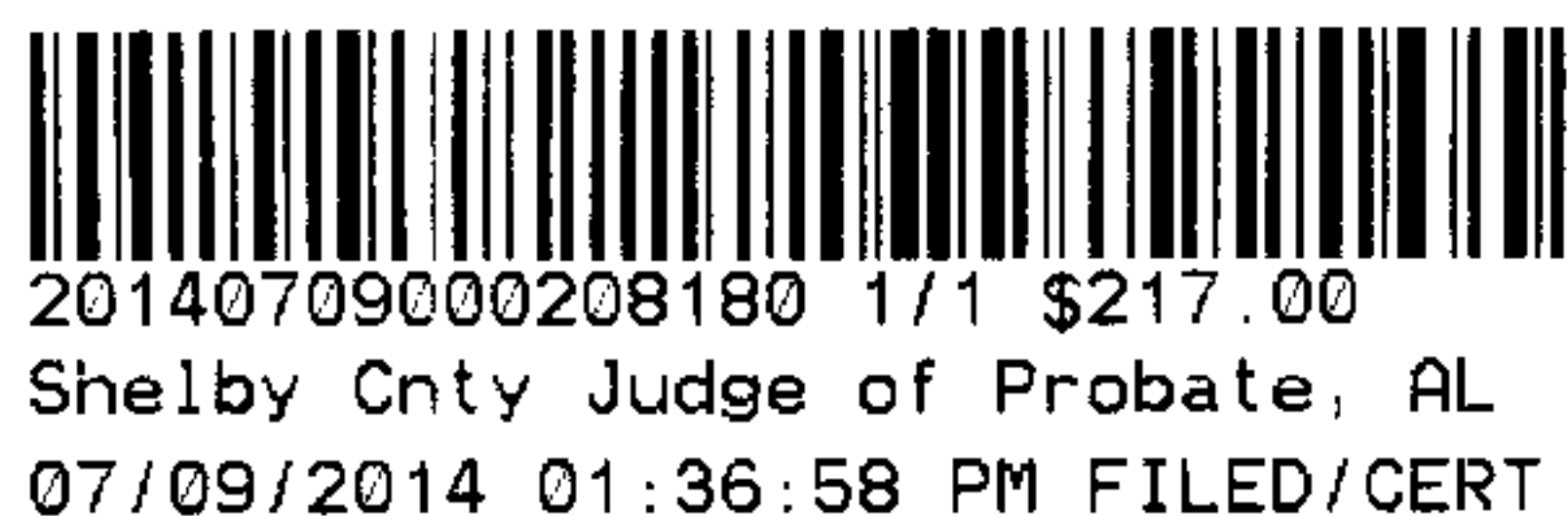
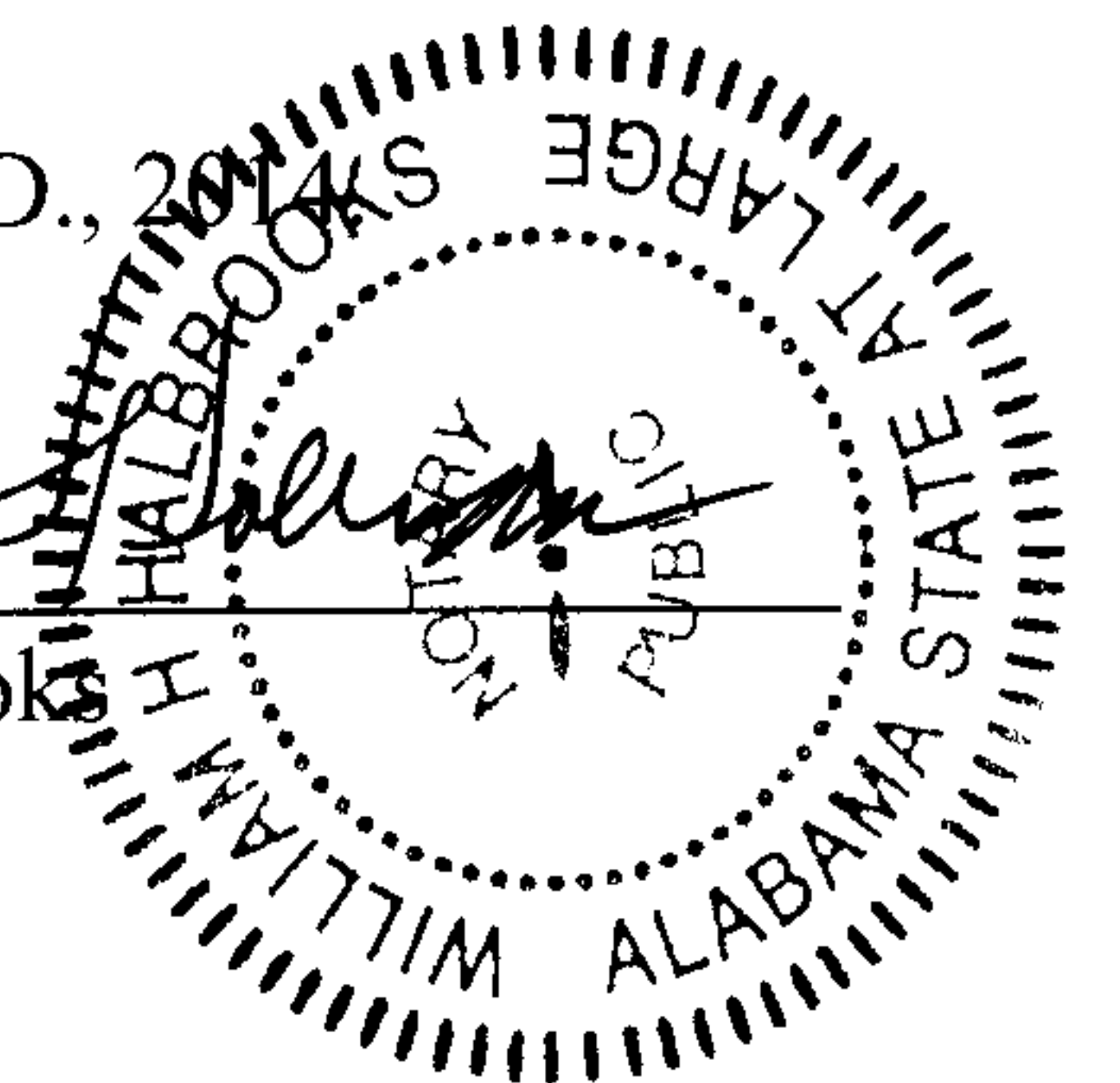
Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Charles Bellsnyder, III and Carl Ryan Bellsnyder, whose name as Co-Personal Representative for/of The Estate of Charles Robert Bellsnyder, Jr., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, in his/her capacity as such Co-Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June, A.D., 2014

My Commission Expires: 04-21-16

Notary Public: William H. Halbrooks



Shelby County, AL 07/09/2014
State of Alabama
Deed Tax: \$203.00