

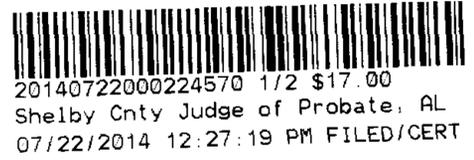
14-801

Send tax notice to: Larry D. Seltzer, 2711 Wellington Circle, Pelham, Al. 35124

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd., Birmingham, Al. 35242

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 eighty-five thousand and no/100 (\$185,000.00) Dollars** the amount of which can be verified by 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

David Meadows, an unmarried man, whose mailing address
is: 1117 Shades Crest Rd Birmingham AL 35226

Jean Faulkner Meadows, an unmarried woman, whose mailing address is:
604 Elm Trace Circle Hoover AL 35244

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Larry D. Seltzer and Sonya Peoples whose mailing address is: 2711 Wellington Circle, Pelham, Al. 35124

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real property situated in Shelby County, Alabama, the address of which is: 2711 Wellington Circle, Pelham, Al. 35124 to-wit:

Lot 11, according to the Survey of Chanda Terrace, Fourth Sector, as recorded in Map Book 12, page 99 in the Office of the Judge of Probate of Shelby County, Alabama.

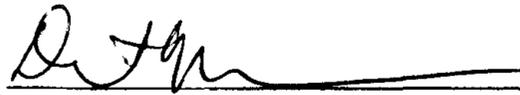
Subject to: All easements, restrictions and rights of way of record.

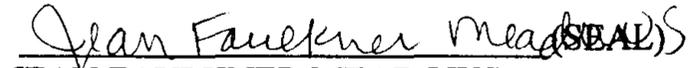
\$185,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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 we have hereunto set our hands(s) and seal(s) this 2nd day of July, 2014.

 (SEAL)
DAVID MEADOWS

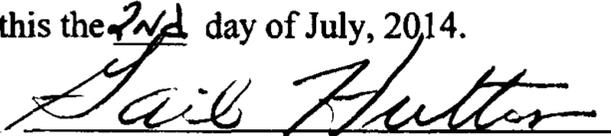
 (SEAL)
JEAN FAULKNER MEADOWS

State of ALABAMA
County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Meadows, an unmarried man, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of July, 2014.

My commission expires: 11/2/17

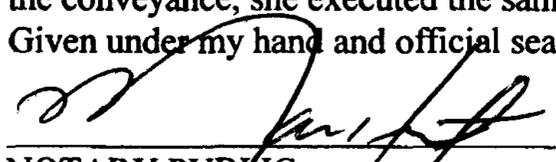

NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF SHELBY

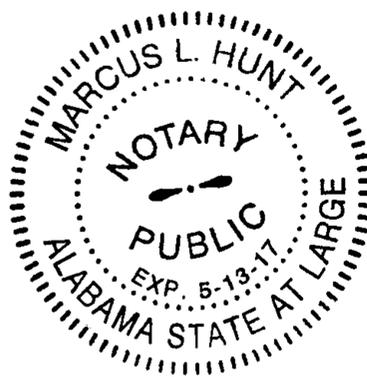
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jean Faulkner Meadows, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of

the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of July, 2014.


NOTARY PUBLIC

MY COMMISSION EXPIRES:



20140722000224570 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
07/22/2014 12:27:19 PM FILED/CERT