

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

20140729000233130 07/29/2014
01:46:22 PM DEEDS 1/2

Send Tax Notice To:
James Kenneth Boyd
Karen Ann Boyd

3028 Arbor Bend
Hoover, AL 35244

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$325,000.00, 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 Billy J. Fant, by Anthony J. Fant, his Attorney-in-Fact, and Betty C. Fant, by Anthony J. Fant, her Attorney-in-Fact, husband and wife, whose mailing address is 1501 Signal Point Rd - Guntersville, AL 35976 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James Kenneth Boyd and Karen Ann Boyd, whose mailing address is 3028 Arbor Bend Hoover, AL 35244 (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 3028 Arbor Bend, Hoover, AL 35244; 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 GRANTEES 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 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.

Note: \$150,000.00 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 28th day of July, 2014.

Billy J. Fant by Anthony J. Fant
Billy J. Fant, by Anthony J. Fant, his
Attorney-in-Fact

Betty C. Fant by Anthony J. Fant
Betty C. Fant, by Anthony J. Fant, her
Attorney-in-Fact

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Anthony J. Fant whose name as Attorney in Fact for Billy J. Fant and Betty C. Fant is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 28th day of July, 2014.

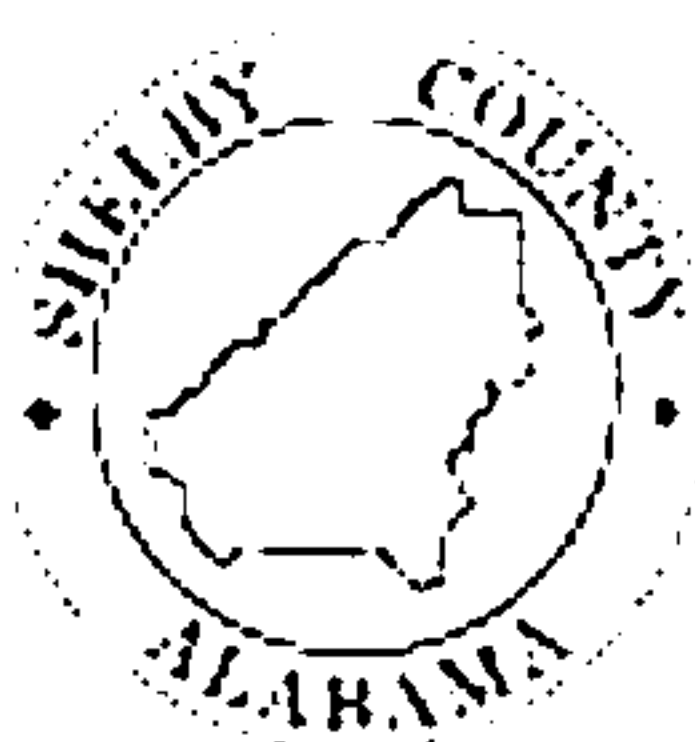
Donald R. Smith
Notary Public
Commission Expires: 3/5/17



S14-0645

EXHIBIT "A"
Legal Description

Lot 195, according to the Final Plat of Arbor Hill Phase III, as recorded in Map Book 33, Page 142, 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
07/29/2014 01:46:22 PM
\$192.00 CHERRY
20140729000233130

S14-0645

A handwritten signature in black ink, likely of the Probate Judge, James W. Fuhrmeister.