

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Derek Paul Stiles and Jennifer Peirano
Stiles
4190 Old Cahaba Parkway
Helena, AL 35080

WARRANTY DEED

20140801000238820

08/01/2014 03:08:13 PM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Twenty-Seven Thousand And No/100 Dollars (\$227,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Nicholaus J. Hilliard and wife, Lori S. Hilliard (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Derek Paul Stiles and Jennifer Peirano Stiles (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 1912, according to the Survey of Old Cahaba Volume, Phase V, First Addition as recorded in Map Book 35, Page 120, Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Eighty-One Thousand Six Hundred And No/100 Dollars (\$181,600.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 1, 2014.

Nicholaus J. Hilliard by Lori S. Hilliard
Nicholaus J. Hilliard, by Lori S. Hilliard,
as his Attorney in Fact

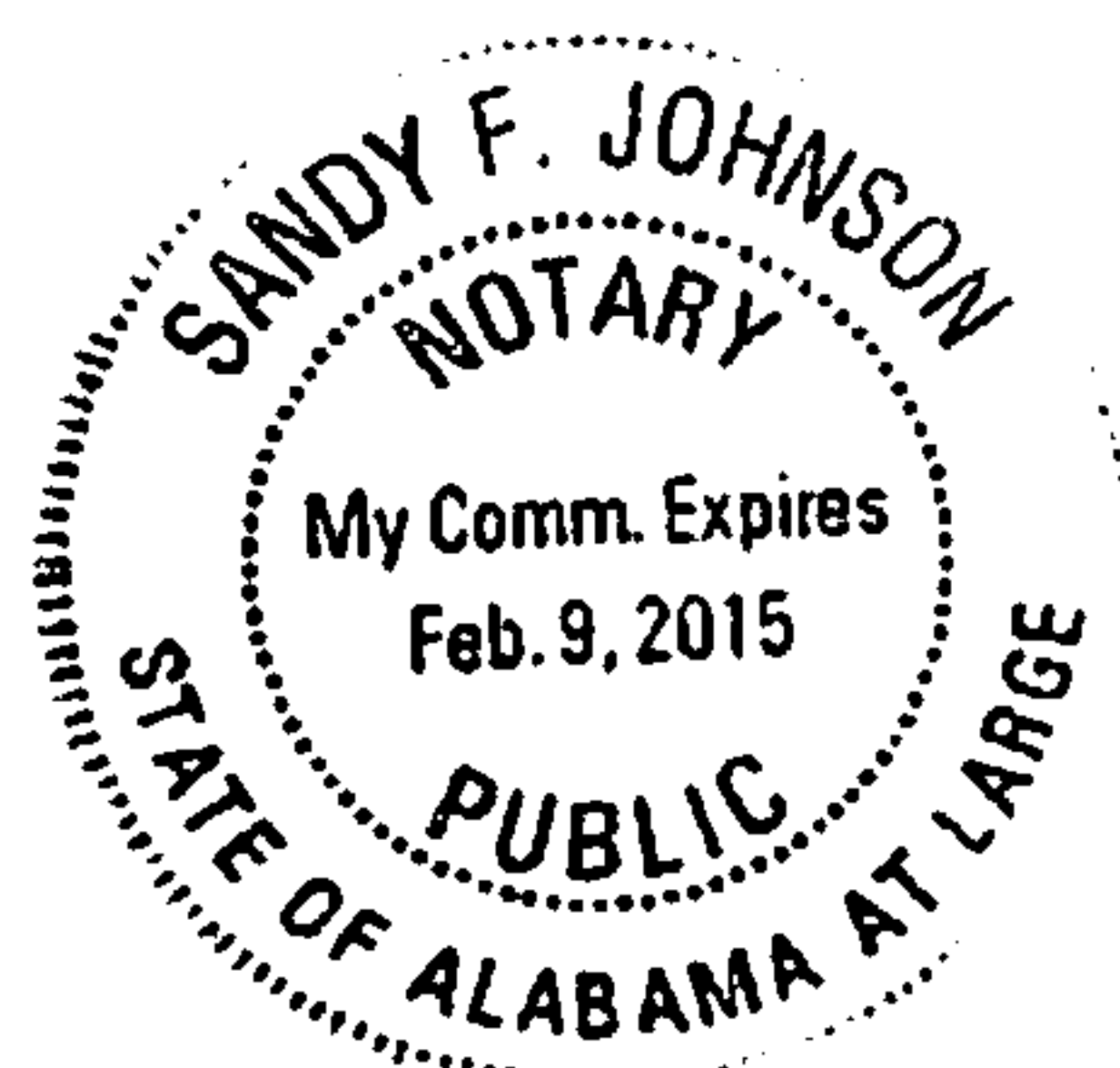
Lori S. Hilliard
Lori S. Hilliard

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lori S. Hilliard, individually and as Attorney in Fact, 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, as such Attorney in Fact and with full authority, executed the same on the day same bears date.

Given under my hand and seal this the 1st day of August, 2014.

Sandy F. Johnson
Notary Public
Commission Expires:



This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1