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

Send Tax Notice To:
Grady Eugene Branham
Joy Canavan Branham

2012 Turnboom AC 35244

20140804000239750 08/04/2014 10:32:57 AM DEEDS 1/2

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)
parties hereto, to the undersigned grareceipt whereof is acknowledged, I or Jones, III is the surviving grantee of d having died on or about July 5, 2013, whether one or more); grant, bargain Branham, whose mailing address is whether one or more), as joint tenant.	the amount of which can be verified in the Sales Contract between the antor (whether one or more), in hand paid by the grantee herein, the we Sam E. Jones, III, a(n) (which we C) person. Same E. eed recorded in Book 291, Page 989, the other grantee, Billie K. Jones whose mailing address is (herein referred to as grantor, a, sell and convey unto Grady Eugene Branham and Joy Canavan (herein referred to grantee, s with right of survivorship the following described real estate, situated in of which is 372 Turnberry Road, Birmingham, AL 35244; to-wit:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.	
Subject to restrictions, reserva	or the current year and subsequent years. itions, conditions, and easements of record. eral rights leased, granted or retained by prior owners.
TO HAVE AND TO HOLD, unto the sa assigns forever.	id GRANTEES as joint tenants with right of survivorship, their heirs and
said GRANTEES, their heirs and assign they are free from all encumbrances, convey the same as aforesaid; that I	and for my (our) heirs, executors, and administrators covenant with the gns, that I am (we are) lawfully seized in fee simple of said premises, that unless otherwise noted above; that I (we) have a good right to sell and (we) will and my (our) heirs, executors and administrators shall warrant ANTEES, their heirs and assigns forever, against the lawful claims of all
Note; \$ of this purchase precorded simultaneously herewith.	rice is being paid by the proceeds of a first mortgage loan executed and
IN WITNESS WHEREOF, I (we) have	hereunto set my hand(s) and seal(s) this 21st day of July, 2014.
	Sam E. Jones, III
State of Alabama	

State of Alabama Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Sam E. Jones, III, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 21st day of July, 2014.

Notary Public Commission Expires: 351

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EXHIBIT "A" Legal Description

Lot 26, according to the Survey of Heatherwood, 4th Sector, 2nd Addition, as recorded in Map Book 12, pages 79, 80 and 81, 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
08/04/2014 10:32:57 AM
\$482.00 CHERRY

20140804000239750

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