

This instrument was prepared by:
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Send Tax Notice To:

113 Addison Dr.
Calera, AL 35040

20140804000239900 08/04/2014 10:52:42 AM DEEDS 1/2

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$121,000.00, 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 Patricia Tipton a single person, whose mailing address is 530 W. Mt. Harmony Rd. Owings, MD 20838 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ashley E. Short and Lisa L. Bazemore Rivera and Christopher M. Short, whose mailing address is 113 Addison Dr. Calera, AL 35040 (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 113 Addison Drive, Calera, AL 35040; 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: \$118,808.00 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.

Patricia Tipton
Patricia Tipton

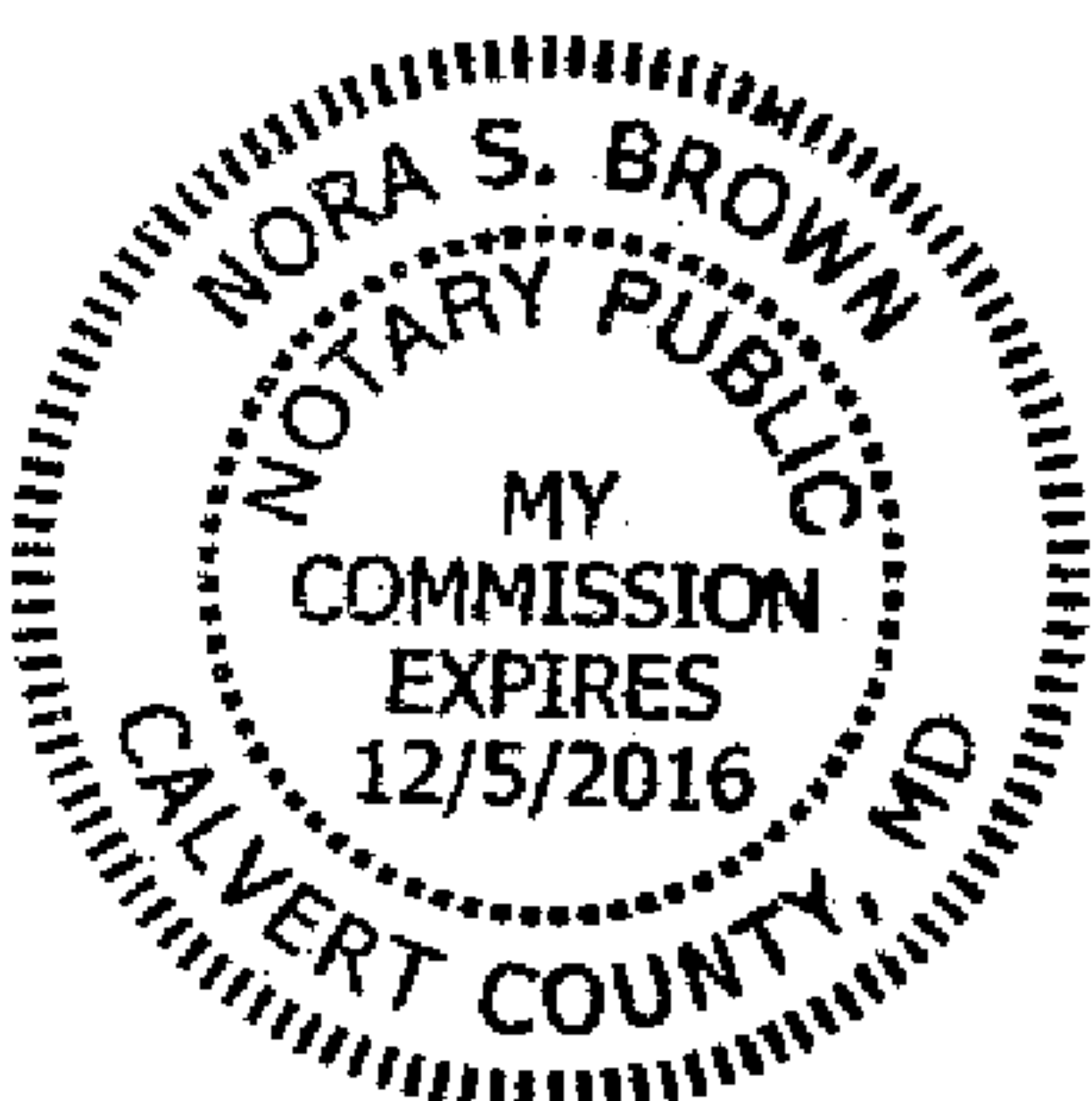
State of Maryland
Calvert County

I, The Undersigned, a notary for said County and in said State, hereby certify that Patricia Tipton, 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, She executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 25 day of July, 2014.

Nora S. Brown
Notary Public

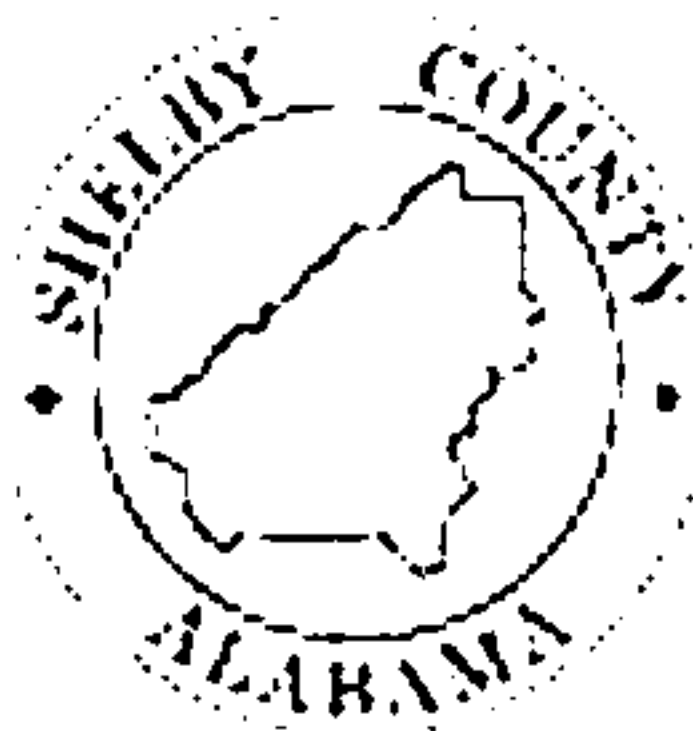
Commission Expires: 12/5/2016



20140804000239900 08/04/2014 10:52:42 AM DEEDS 2/2

EXHIBIT "A"
Legal Description

Lot 243 according to the survey of Camden Cove West Sector 2 as recorded in Map Book 34 Page 15 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 10:52:42 AM
\$19.50 CHERRY
20140804000239900

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.