



20140806000243420 1/2 \$243.50  
Shelby Cnty Judge of Probate, AL  
08/06/2014 08:46:00 AM FILED/CERT

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:  
Joshua Lee Beegefon, Christine Baylet  
5209 Meadow Garden Lane  
Birmingham, AL 35242

# WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$226,500.00, 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 Steve F. Martin and Linda M. Martin by and through her Attorney in Fact, Steve F. Martin, husband and wife, whose mailing address is

470 King Street, Guelph, ON N1G 3B5 (herein referred to as  
grantor, whether one or more), grant, bargain, sell and convey unto Joshua Lee Bergeron and Christine  
Rebecca Baylet, whose mailing address is

Rebecca Baylet, whose mailing address is  
5209 Meadow Garden Lane B'ham AL 35242 (herein referred to  
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 5209 Meadow Garden Lane, Birmingham, AL  
35242; 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 GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$215,175.00 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 30th day of June, 2014.

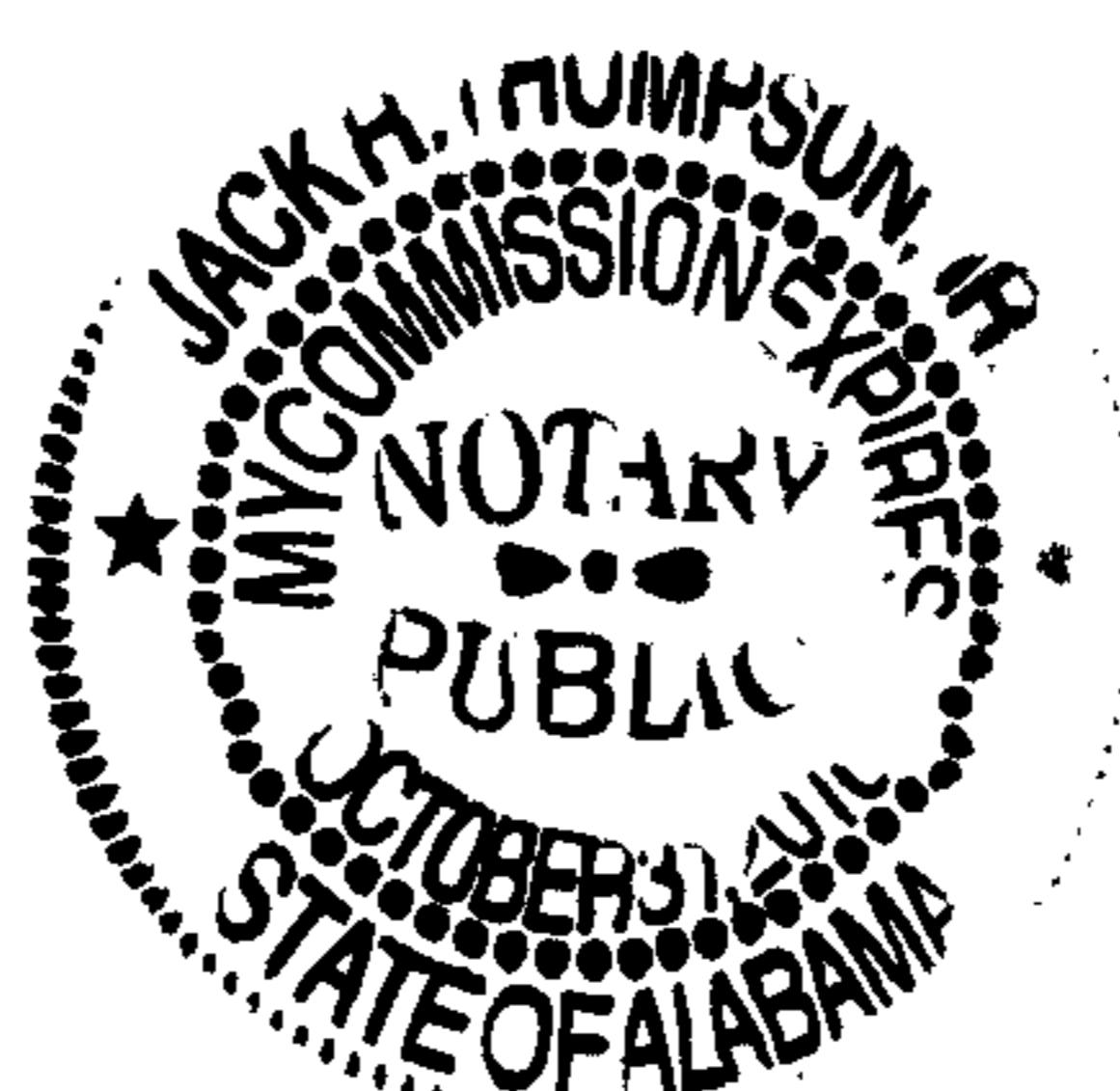
Shelby County, AL 08/06/2014  
State of Alabama  
Deed Tax: \$226.50

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Steve F. Martin whose name individually and as Attorney in Fact for Linda M. Martin 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 and as an individual executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 30th day of June, 2014.

Notary Public  
Commission Expires: 10/31/2018



S14-1371

**EXHIBIT "A"**  
**Legal Description**

Lot 37, in Block 1, according to the map and survey of Sunny Meadows, Phase Two, as recorded in Map Book 8, Page 19 a & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



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