

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:
Chuck J. Carr
Kathleen M. Carr
5133 Crossings Pkwy.
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 \$54,900.00, 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 Richard Mark Bratton a married man. This does not constitute the homestead property of the Grantor or his spouse, whose mailing address is 9171 Fernview Rd. Birmingham, AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Chuck J. Carr and Kathleen M. Carr, whose mailing address is 5133 Crossings Pkwy. Birmingham, 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 Lot 25 Perkins Landing, Columbiana, AL 35051; 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; \$ 0 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 13th day of August, 2014.




Richard Mark Bratton

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Richard Mark Bratton, 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 13th day of August, 2014.

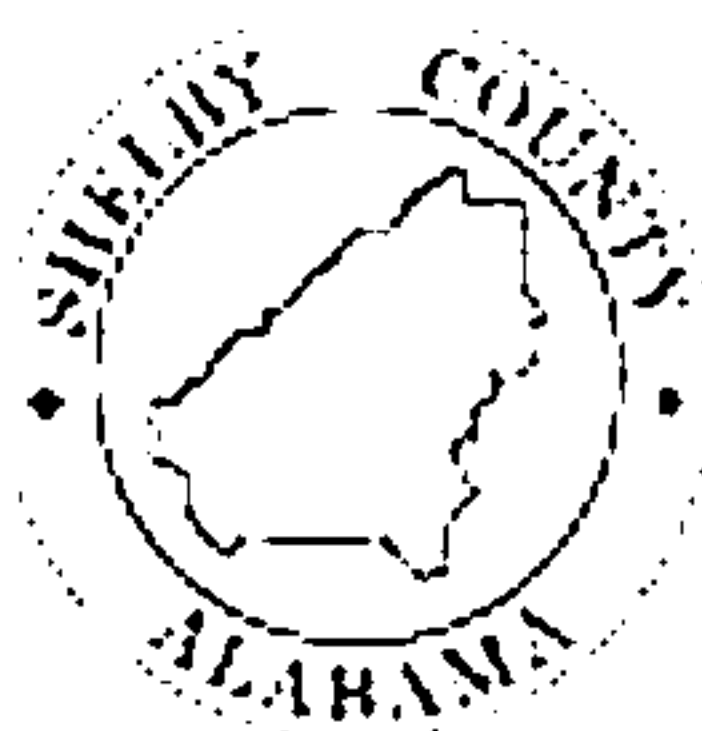


Notary Public
Commission Expires: 3/5/17



EXHIBIT "A"
Legal Description

Lot 25, according to the Survey of Perkins Landing, Sectors 1 & 2, a condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument No. 2000-24647, and Articles of Incorporation of Perkins Landing Residential Association, Inc., as recorded in Instrument No. 2000-24648, in the Probate Office of Shelby County, Alabama together with an undivided 1/51 interest in the common elements of Perkins Landing Sector 1 & 2, a Condominium as set out in the Declaration of Condominium and according to the survey of Perkins landing Sectors 1 & 2, a Condominium, recorded in Map Book 27, Page 33, and that certain Resurvey of Lots 14, 15, 28, 29 and Common Area E, as recorded in Map Book 27, Page 130, 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
08/18/2014 09:31:21 AM
\$72.00 KELLY
20140818000256950

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