

This instrument was prepared by:  
Halbrooks & Allen, LLC  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Trevor P. Kesler  
225 Tocoa Circle  
Helena, AL 35080  
(Also Property Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Shelby )

That in consideration of One Hundred Thirty-Two Thousand Five Hundred and no/100  
-----(\$132,500.00) Dollars. As evidenced by closing statement.

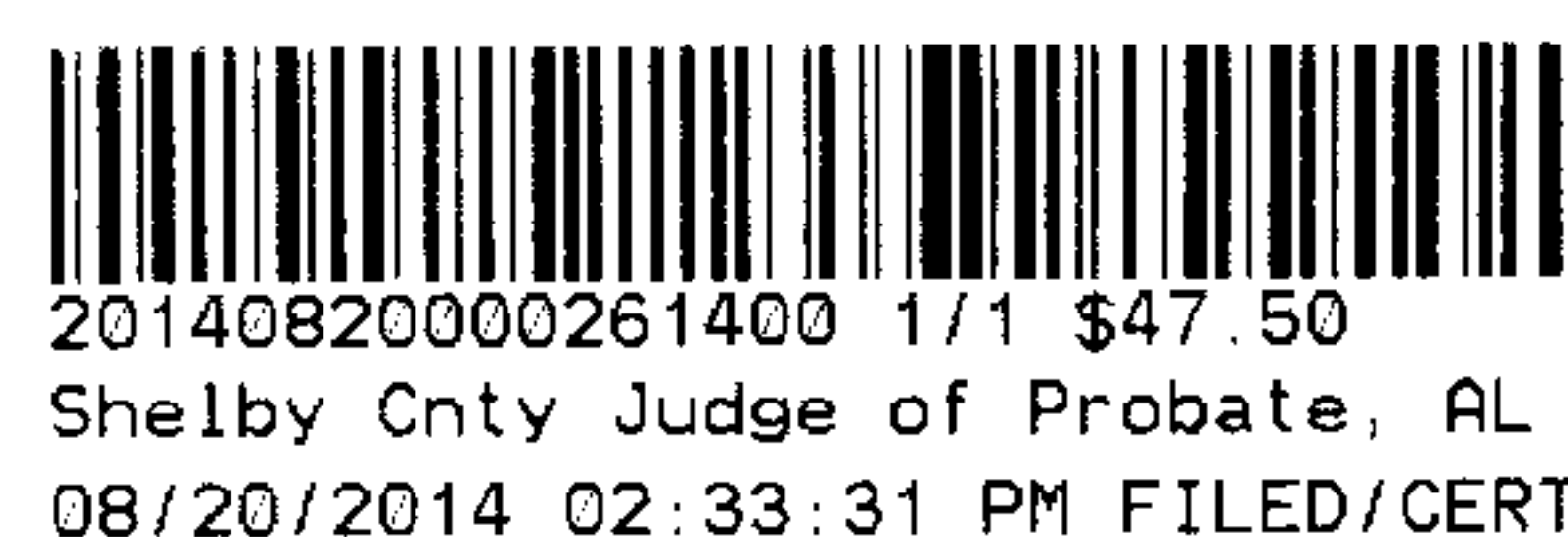
To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof  
is acknowledged, I/we

Martha C. Stritikus, a married woman  
(Whose address is 9528 Thornberry Dr. Ootewah, TN)  
(herein referred to as GRANTORS) do grant, bargain, sell and convey to, 37303

Trevor P. Kesler and Kristal L. Kesler  
(Whose address is the property address)  
(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described  
real estate situated in Shelby County, Alabama to-wit:

Lot 10, according to the Survey of Tocoa Parc, Phase I, as recorded in Map Book 23, Page  
124, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements and restrictions of record.



\$ 99,375.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

This property does no represent the homestead of the grantor nor her spouse.

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

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.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s),  
this 14th day of August, 2014.

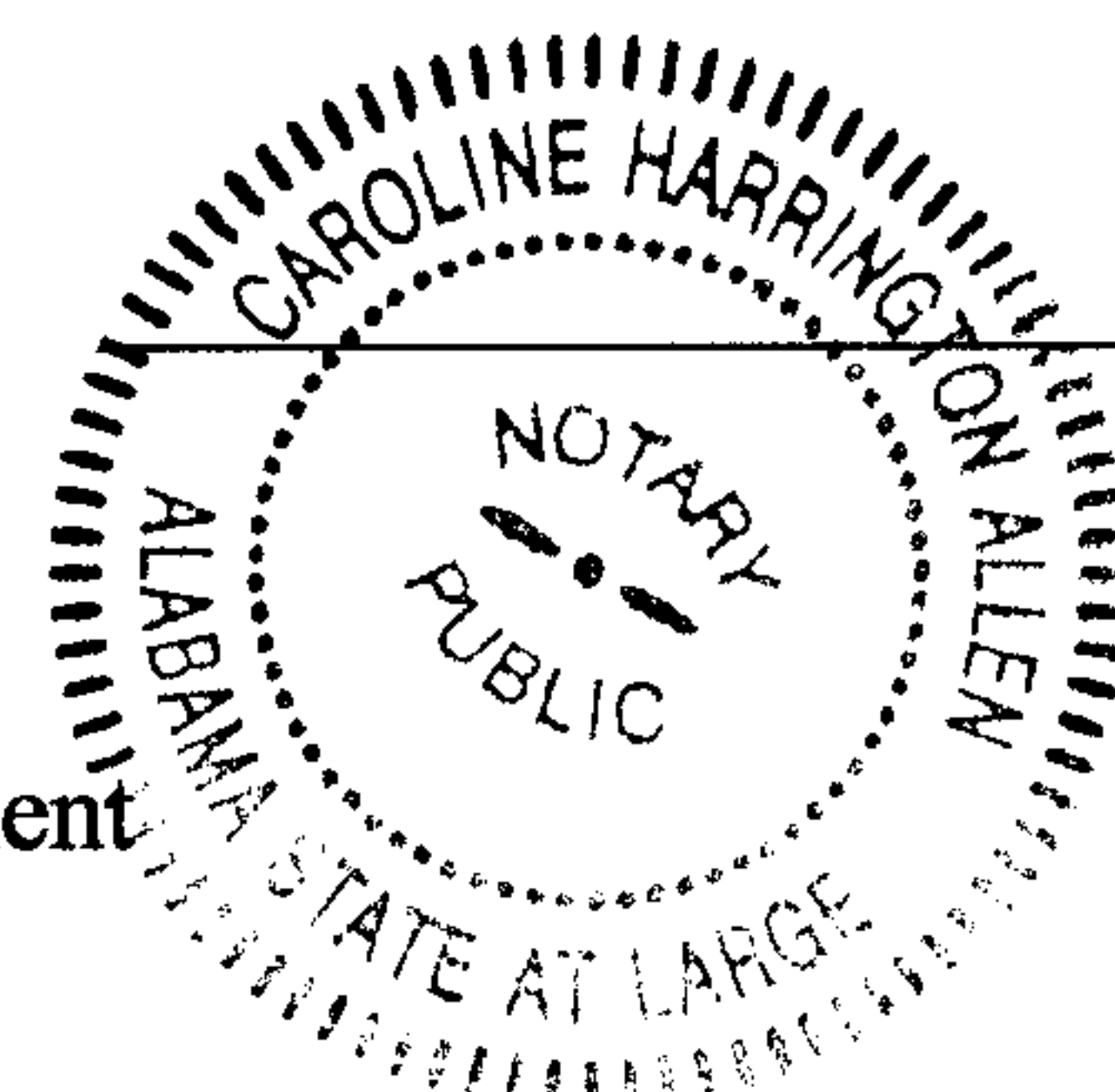
Shelby County, AL 08/20/2014  
State of Alabama  
Deed Tax: \$33.50

Martha C. Stritikus  
Martha C. Stritikus

STATE OF Alabama )

COUNTY OF Jefferson )

General Acknowledgment



I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify  
Martha C. Stritikus, whose name(s) is/are signed to the  
foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that,  
being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the  
day the same bears date.

Given under my hand and official seal this 14th day of August, A. D., 2014.

My Commission Expires: 9/22/17

Caroline Harrington Allen  
Notary Public: Caroline Harrington Allen