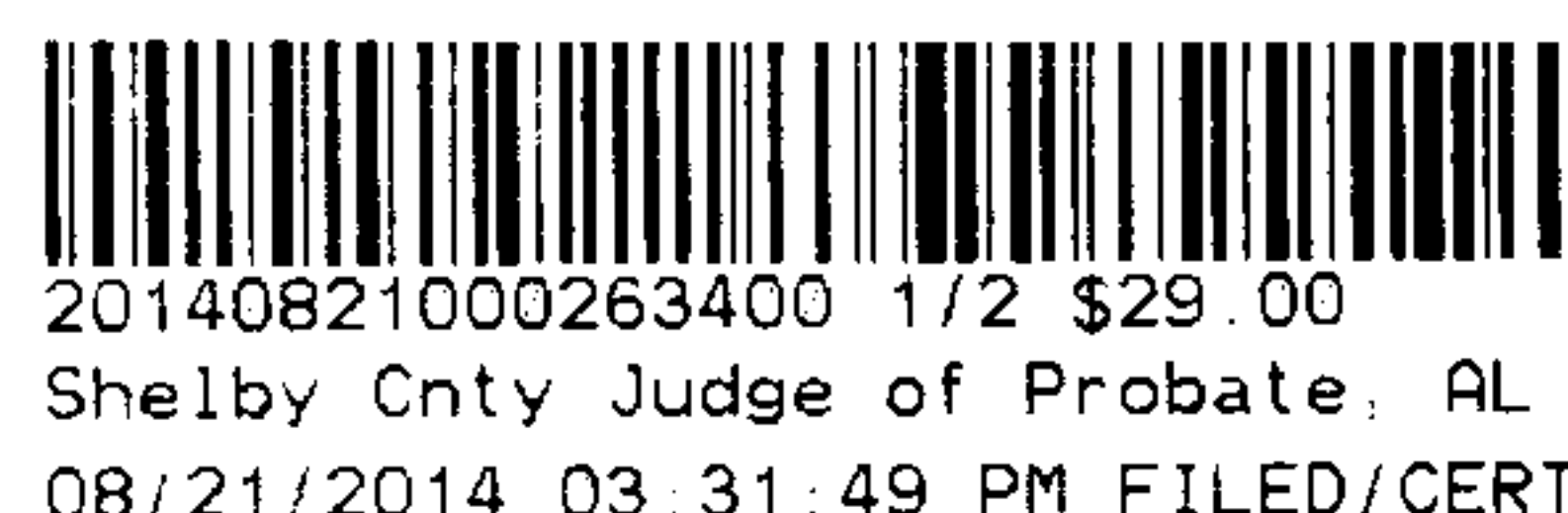


14-964

Send tax notice to: Clayton A. Kirkland, 6721 Winchester Lane, Pelham, Al. 35124

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,  
Birmingham Al. 35242



# WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred thirty-nine thousand and no/100 (\$239,000.00) Dollars, 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

**Jarrett Fowler and his wife Leigh Fowler whose mailing address**  
is: 3640 Robin Ctr ; Birmingham, AL 35242

( herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Clayton A. Kirkland and Lauren B. Kirkland, whose mailing address is: 6721 Winchester Lane, Pelham, Al. 35124**

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in SHELBY County, Alabama, the address of which is: 6721 Winchester Lane, Pelham, Al. 35124 to-wit:

Lot 10, according to the Survey of Quail Run, Phase 3, as recorded in Map Book 7, Page 159 and 159A, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$227,050.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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 we have hereunto set our hands(s) and seal(s) this 15 day of August, 2014.

Shelby County, AL 08/21/2014  
State of Alabama  
Deed Tax: \$12.00

Jarrett Fowler (SEAL)  
JARRETT FOWLER

Leigh Fowler (SEAL)  
LEIGH FOWLER

State of ALABAMA  
County of SHELBY

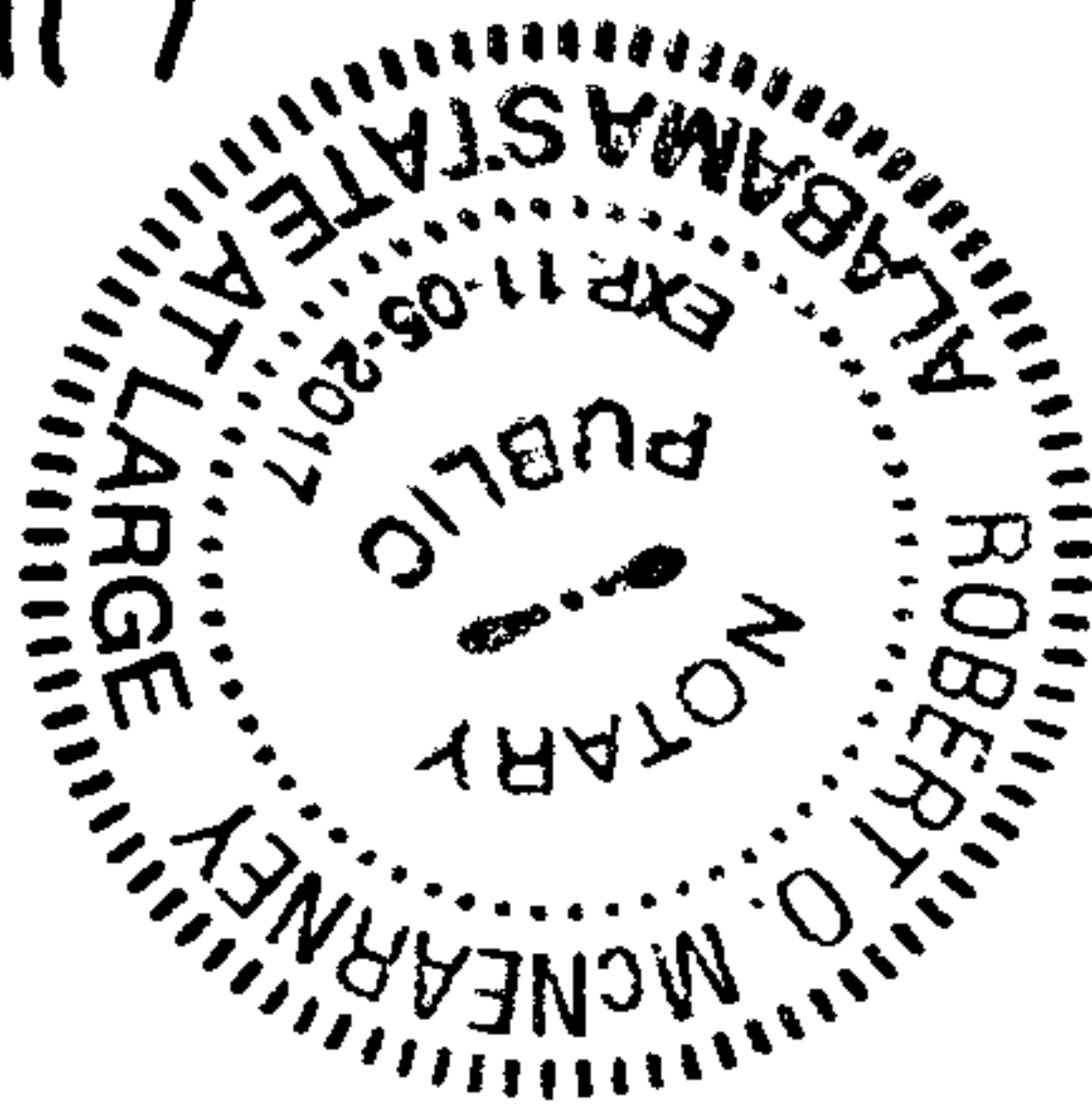
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jarrett Fowler and his wife Leigh Fowler whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the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

Given under my hand and official seal this the 18<sup>th</sup> day of August, 2014.

My commission expires: 11/5/17

[Signature]

NOTARY PUBLIC



20140821000263400 2/2 \$29.00  
Shelby Cnty Judge of Probate, AL  
08/21/2014 03:31:49 PM FILED/CERT