

This Instrument Was Prepared By:

Send tax notice to:

Jack R. Thompson, Jr. Esq.
The Law Offices of Jack R. Thompson, Jr., LLC
3500 Colonnade Pkwy, Ste 350
Birmingham, Alabama 35243

20140825000266340

08/25/2014 01:48:50 PM

DEEDS 1/3

Russell & Martha Forehand
540 11th St. NW
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of \$125,000.00, the amount which can be verified by the Sales Contract, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Susan Nance nka Susan Nance Whitfield** joined **herin by her husband, John David Whitfield**, whose address is 2408 Wood Meadows Dr. Marietta, GA 30064, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Russell T. Forehand and Martha Moon Forehand**, whose address is 540 11th St. NW Alabaster, AL 35007, (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama the address of which is **540 11th St NW, Alabaster, AL 35007**, to wit:

Lot 4, Block 3, according to Hamlet Second Sector, as recorded in Map Book 8, Page 36, in the Probate Office of Shelby County, Alabama.

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.

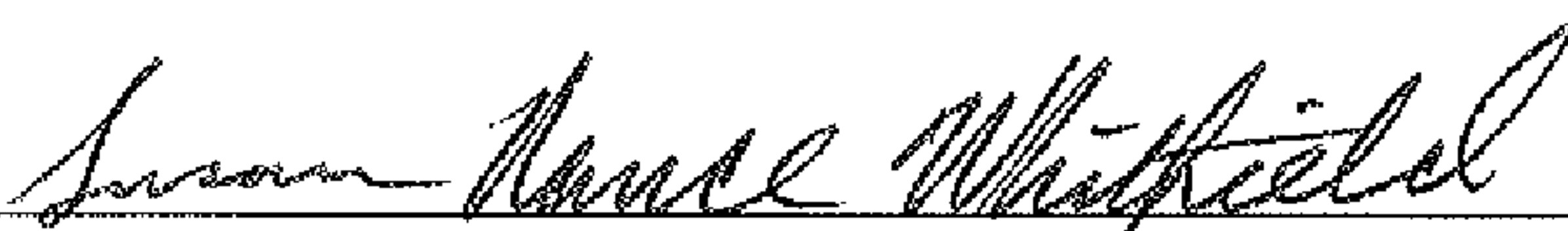
To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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

NOTE: \$122,735.00 of the purchase price is being paid for by the proceeds of a first mortgage executed and recorded simultaneously herewith.

stated 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: \$_____ 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 (our) hand(s) and seal(s) this the 22nd day of August, 2014.



Susan Nance nka Susan Nance Whitfield

STATE OF Alabama

Jefferson County ss:

I, Dana Wright McGee a Notary Public in and for said county in said state, hereby certify that **Susan Nance nka Susan Nance Whitfield** 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 this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 22nd day of August, 2014

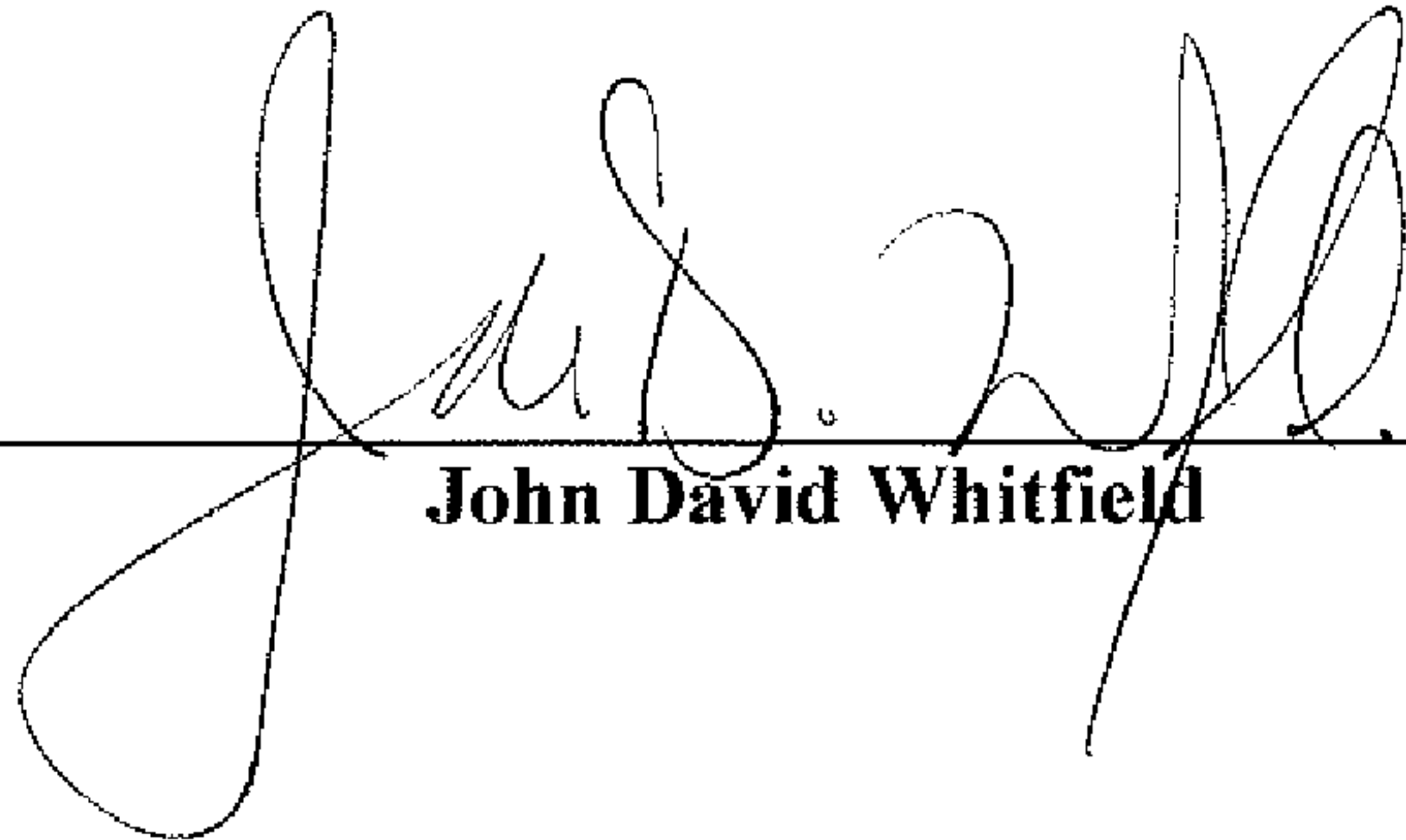
My Commission Expires: 3/5/17


Notary Public

(SEAL)



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21
day of August, 2014.



John David Whitfield

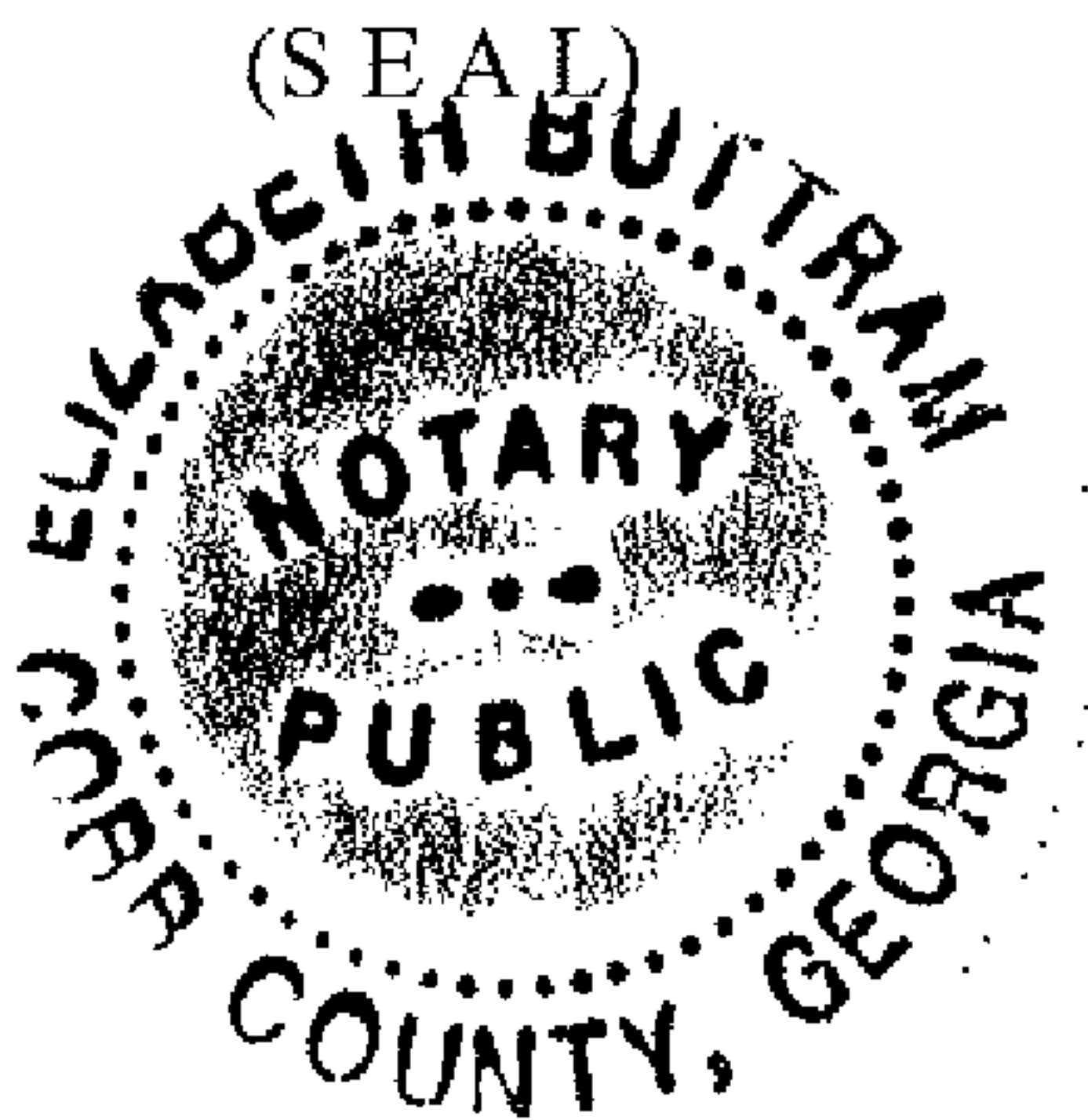
STATE OF GA
DeKalb County ss:

I, Elizabeth Buttram a Notary Public in and for
said county in said state, hereby certify that **John David Whitfield** 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 this conveyance, he/she/they executed the same
voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 21 day of
August, 2014

My Commission Expires:

10/01/17
Elizabeth Buttram
Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/25/2014 01:48:50 PM
\$22.50 CHERRY
20140825000266340

