

The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

20140829000272990
08/29/2014 01:42:53 PM
DEEDS 1/2

Walter L. Krzykowski, Jr.
Jessica D. Krzykowski

304 Stonecreek Circle
Helena, MT 59080

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

That in consideration of \$173,000.00, 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 Thomas Benjamin Peoples and Christy Peoples, husband and wife, whose mailing address is 545 Lee Road 282 Salex, AL 36874 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Walter L. Krzykalski, Jr. and Jessica D. Krzykalski, whose mailing address is 304 Stonecreek Circle Helena AL 35080 (herein referred to as 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 304 Stonecreek Circle, Helena, AL 35080; 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 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: \$166,945.00 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 28th day of August, 2014.


Thomas Benjamin Peoples

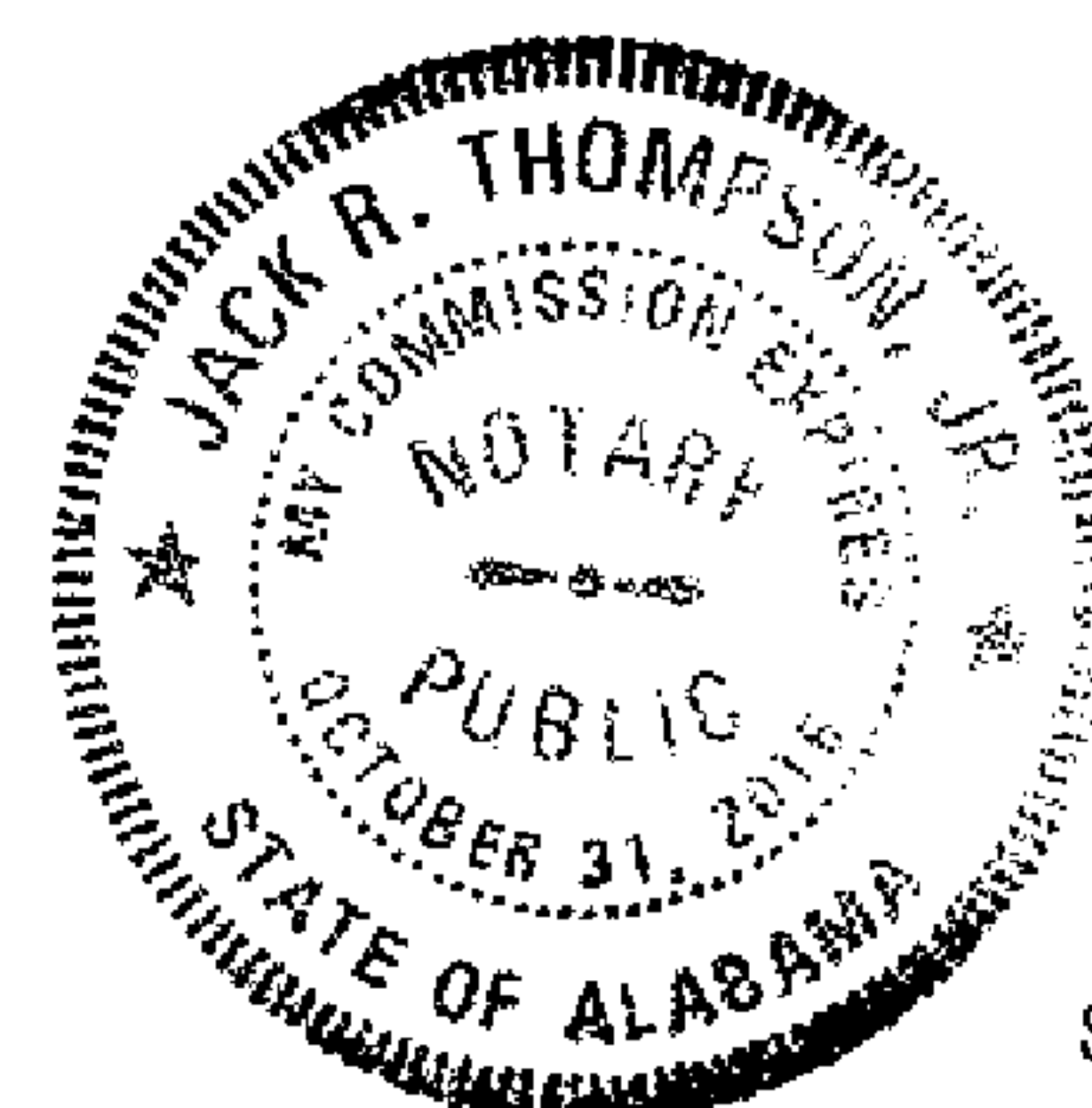

Christy Peoples

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Thomas Benjamin Peoples and Christy Peoples, 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 28th day of August, 2014.

Notary Public
Commission Expires: 01/31/2016



S14-2317HUD

EXHIBIT "A"
Legal Description

Lot 1522B, according to the Resurvey of Lots 1522 and 1523 of Old Cahaba IV, Second Addition, Phase 4, and Lots 1522A & 1523A of Old Cahaba IV, Second Addition, Phase 4, Lake Access, as recorded in Map Book 35, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/29/2014 01:42:53 PM
\$23.50 CHERRY
20140829000272990

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

S14-2317HUD