

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

20140902000273640
09/02/2014 09:28:03 AM
DEEDS 1/2

Send Tax Notice To:
Arthur L. Baldwin
Carolyn D. Baldwin
4211 Cahaba Lake Dr.
Hoover, AL 35216

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$275,000.00, 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 Chantal Smith, an unmarried woman, whose mailing address is 55164 Northridge Cir. Hoover, AL 35244 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Arthur L. Baldwin and Carolyn D. Baldwin, whose mailing address is 4211 Cahaba Lake Dr. Hoover, AL 35216 (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 4211 Cahaba Lake Drive, Hoover, AL 35216; 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: \$220,000.00 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 29th day of August, 2014.

Chantal Smith
Chantal Smith

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Chantal Smith, 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, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 29th day of August, 2014.

[Signature]
Notary Public
Commission Expires: 3/5/17



EXHIBIT "A"
Legal Description

Lot 97, according to the Final Plat for Bent River Phase IV, as recorded in Map Book 41, Page 64 A&B, 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
09/02/2014 09:28:03 AM
\$72.00 CHERRY
20140902000273640

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.