

SEND TAX NOTICE TO:

This Instrument Was Prepared By:

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

967 McAllister Dr.
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

20140915000289550
09/15/2014 02:25:14 PM
DEEDS 1/4

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Forty-eight Thousand Nine Hundred and 00/100s (\$148,900.00)**, 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, **Candice J. Shockley, Edwin P. Muehlbauer, Jr., and Laura J. Stone, Trustees of the Trust for the benefit of Martha Muehlbauer**, as established by the Last Will and Testament of Edwin P. Muehlbauer, deceased whose address is 469 Hwy 435 Columbiana, AL 35051, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Bruce Kincaid and Fern Kincaid**, whose address is 967 McAllister Dr. Calera AL 35040 (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 **967 McAllister Drive, Calera, AL 35040**, to wit:

Lot 246, according to the Survey of Savannah Pointe, Sector II, Phase I, as recorded in Map Book 25, page 115, 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.

NOTE \$ 115, 900.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith

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 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of August, 2014.

Candice J. Shockley
Candice J. Shockley, Trustee

STATE OF Alabama)

COUNTY OF Jefferson)

I, Dana Wright McGowan, a Notary Public in and for said County and State, hereby certify that Candice J. Shockley, Trustee, whose names are signed to the foregoing conveyance or instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily as Trustee and with full capacity on the day the same bears date.

Given under my hand and seal on this the 28th day of August, 2014.

Dana Wright McGowan
Notary Public
My Commission Expires: 3/5/17



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27 day of August, 2014.

Laura J. Stone
Laura J. Stone, Trustee

STATE OF Virginia)

COUNTY OF Washington :

I, Teresa Eileen Kiser, a Notary Public in and for said County and State, hereby certify that Laura J. Stone, Trustee, whose names are signed to the foregoing conveyance or instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily as Trustee and with full capacity on the day the same bears date.

Given under my hand and seal on this the 27 day of August, 2014.

Teresa Eileen Kiser
Notary Public
My Commission Expires: March 31, 2014



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29 day of

August, 2014.

X Edwin P. Muehlbauer, Jr.
Edwin P. Muehlbauer, Jr., Trustee

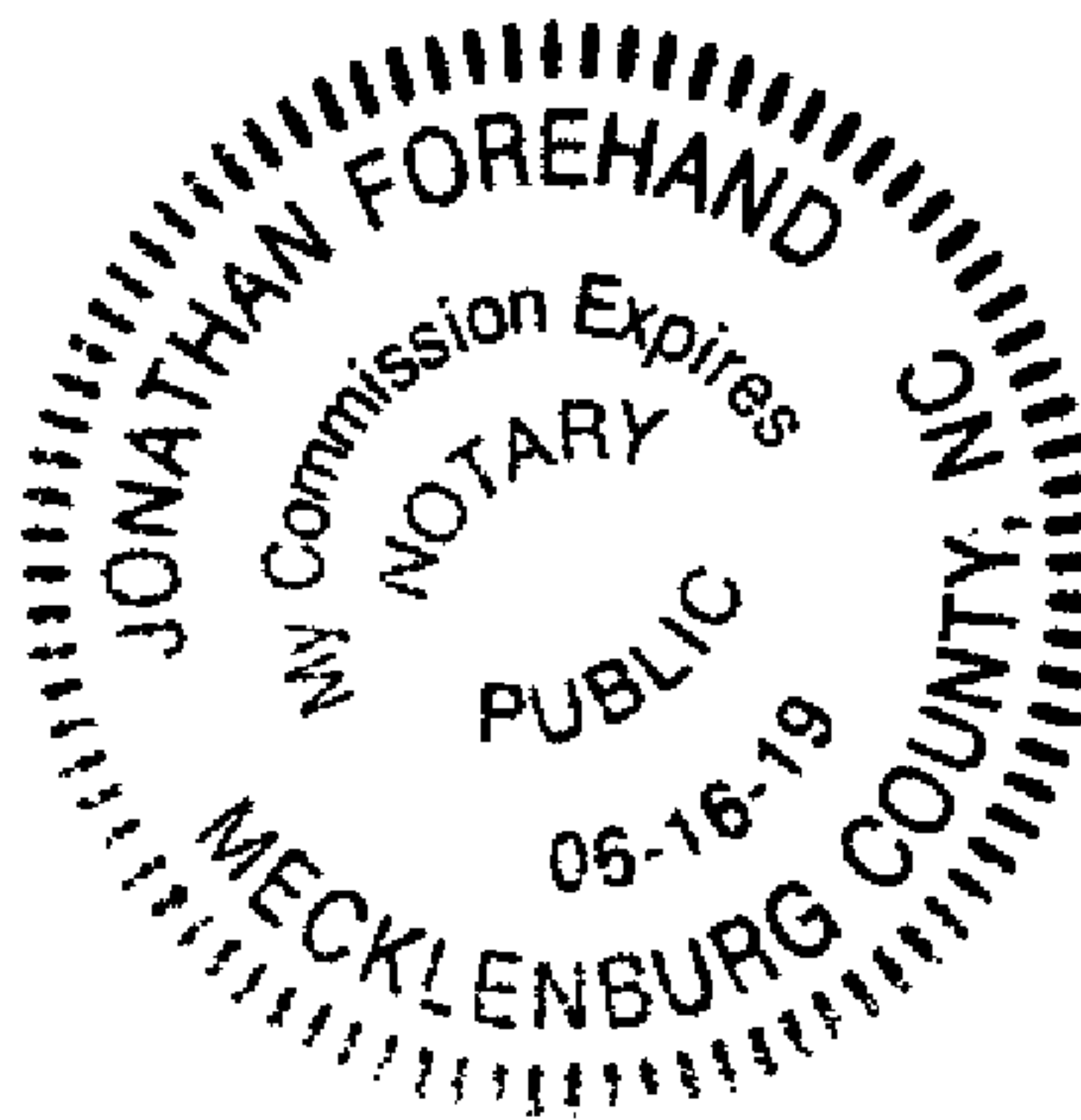
STATE OF NC)

COUNTY OF Mecklenburg)

I, Jonathan Forehand, a Notary Public in and for said County and State, hereby certify that Edwin Muehlbauer, Trustee, whose names are signed to the foregoing conveyance or instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily as Trustee and with full capacity on the day the same bears date.

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

Jonathan Forehand
Notary Public
My Commission Expires: 6/16/19



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/15/2014 02:25:14 PM
\$56.00 CHERRY
20140915000289550

Jonathan Forehand