

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
20140915000289800
09/15/2014 03:48:43 PM
DEEDS 1/2

Send Tax Notice To:
Richard Rusk Feltman
Nereyda Feltman
204 Legacy Parc Circle
Pelham, AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$325,000.00, 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 Celeste Patton Armstrong and husband, Kenneth L. Armstrong by Celeste Patton Armstrong as Attorney-in-Fact, whose mailing address is 1409 McCary St. SW Birmingham, AL 35244 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Richard Rusk Feltman and Nereyda Feltman, whose mailing address is 204 Legacy Parc Circle Pelham, AL 35124 (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 204 Legacy Parc Circle, Pelham, AL 35124; 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; \$308,750.00 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.

Celeste Patton Armstrong
Celeste Patton Armstrong
Kenneth L. Armstrong by Celeste Patton Armstrong as Attorney-in-Fact
Kenneth L. Armstrong by Celeste Patton Armstrong as Attorney-in-Fact

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Celeste Patton Armstrong whose name Individually and as Attorney in Fact for Kenneth L. Armstrong is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, She, Individually and in her capacity as such Attorney in Fact, and with full authority, 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 9, according to the Survey of Legacy Parc, as recorded in Map Book 27, page 9, 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
09/15/2014 03:48:43 PM
\$33.50 CHERRY
20140915000289800

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