

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

Send Tax Notice To:
Verlada D. Abrams
2095 Old Cahaba Place
Helena, AL 35080

Warranty Deed



20140930000305930 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
09/30/2014 12:43:11 PM FILED/CERT

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

That in consideration of \$169,900.00, 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 Garrett Heim and Nicole Bowery Heim Husband and Wife; Nicole Bowery is one and the same person as Nicole Bowery Heim, whose mailing address is 330 Crowne Woods Dr. Hoover, AL 35244 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Verlada D. Abrams, whose mailing address is 2095 Old Cahaba Place Helena, AL 35080 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 2095 Old Cahaba Place, 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 to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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; \$173,950.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Garrett Heim and Nicole Bowery Heim Husband and Wife; Nicole Bowery is one and the same person as Nicole Bowery Heim has/have hereunto set his/her/their hand(s) and seal(s) , this 17th day of September, 2014.

[Signature]
Garrett Heim
[Signature]
Nicole Bowery Heim

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Garrett Heim and Nicole Bowery Heim, 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 17th day of September, 2014.

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

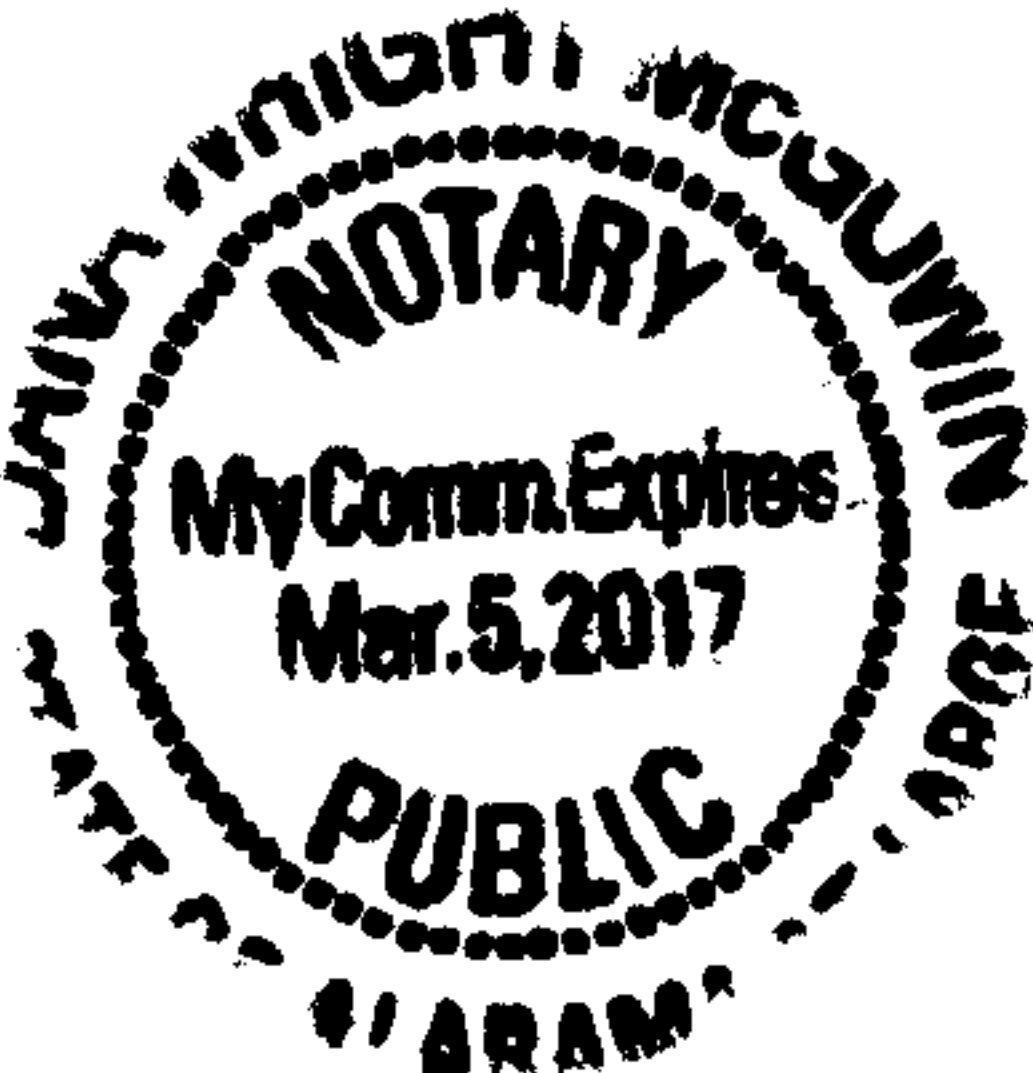


EXHIBIT "A"
Legal Description

Lot 50, according to the Map and Survey of Old Cahaba II-B, as recorded in Map Book 30, Page 28, in the Probate Office of Shelby County, Alabama.



20140930000305930 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
09/30/2014 12:43:11 PM FILED/CERT

S14-2285HUD