

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:
Daniel T. Hamm

151 Thoroughbred Lane
Alabaster, AL 35007

20141007000314510 10/07/2014 10:43:36 AM DEEDS 1/2

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

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 Foy Stenson Anderton and Juanita Amelia Anderton Husband and Wife, whose mailing address is 13114 Ambiance Way, Franklin TN 37067 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Daniel T. Hamm, whose mailing address is 151 Thoroughbred Lane Alabaster AL 35007 (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 151 Thoroughbred Lane, Alabaster, AL 35007; 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; \$261,250.00 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 30th day of September, 2014.

Foy Stenson Anderton
Foy Stenson Anderton

Juanita Amelia Anderton
Juanita Amelia Anderton

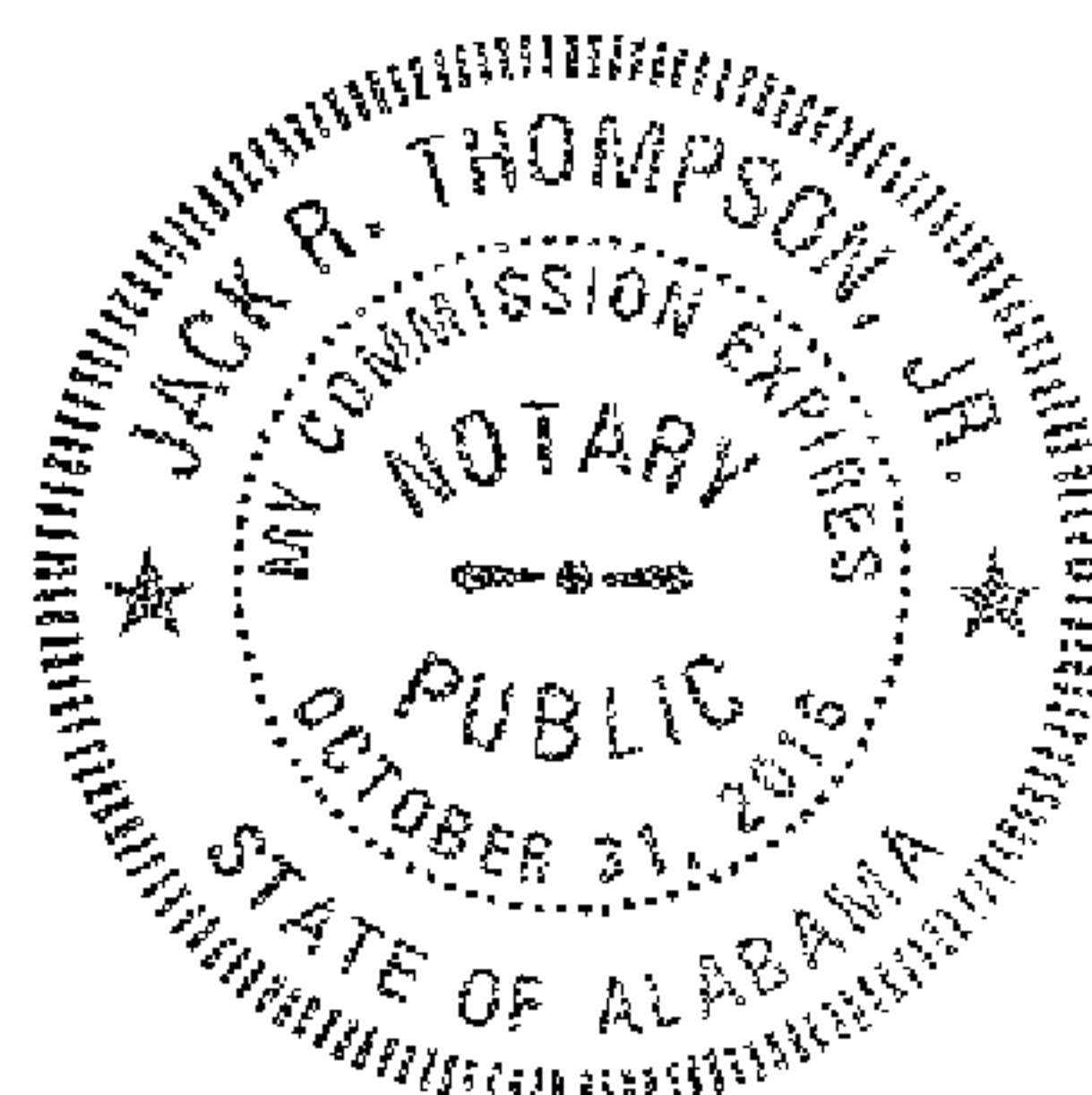
State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Foy Stenson Anderton and Juanita Amelia Anderton, 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 30th day of September, 2014.

[Signature]
Notary Public

Commission Expires: 10/31/2016



S14-1724HUD

EXHIBIT "A"
Legal Description

Lot 83, according to the Map and Survey of Saddle Lake Farms, Second Addition, Phase 2, as recorded in Map Book 29, Page 26, 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
10/07/2014 10:43:36 AM
\$31.00 CHERRY
20141007000314510

A handwritten signature in black ink, which appears to read "James W. Fuhrmeister", is written over the typed name.