

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

20141105000349380  
11/05/2014 10:21:15  
AM DEEDS 1/2

Send Tax Notice To:  
Philding Handley  
Shanna Handley  
424 Forest Hills Place  
Alabaster, AL 35007

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$265,000.00, 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 Nicholas M. Fuller and Jaclyn N. Fuller, husband and wife, whose mailing address is 103 Mallard Pointe Drive, Pelham, AL 35244 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Philding Handley and Shanna Handley, whose mailing address is 424 Forest Hills Place, 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 424 Forest Hills Place, 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: \$270,697.00 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 23rd day of October, 2014.

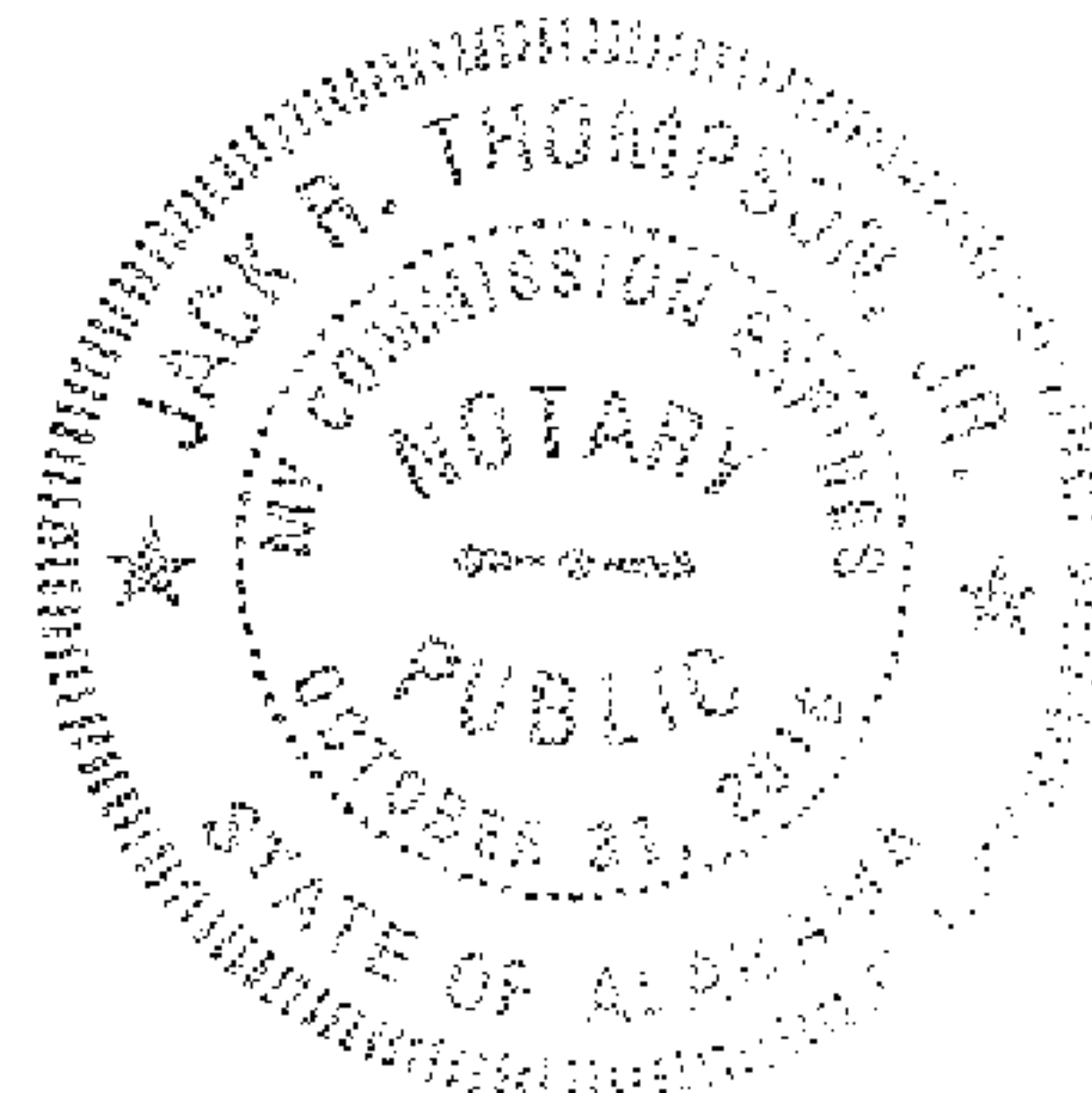
Nicholas M. Fuller  
Nicholas M. Fuller  
Jaclyn N. Fuller  
Jaclyn N. Fuller

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Nicholas M. Fuller and Jaclyn N. Fuller, 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 23rd day of October, 2014.

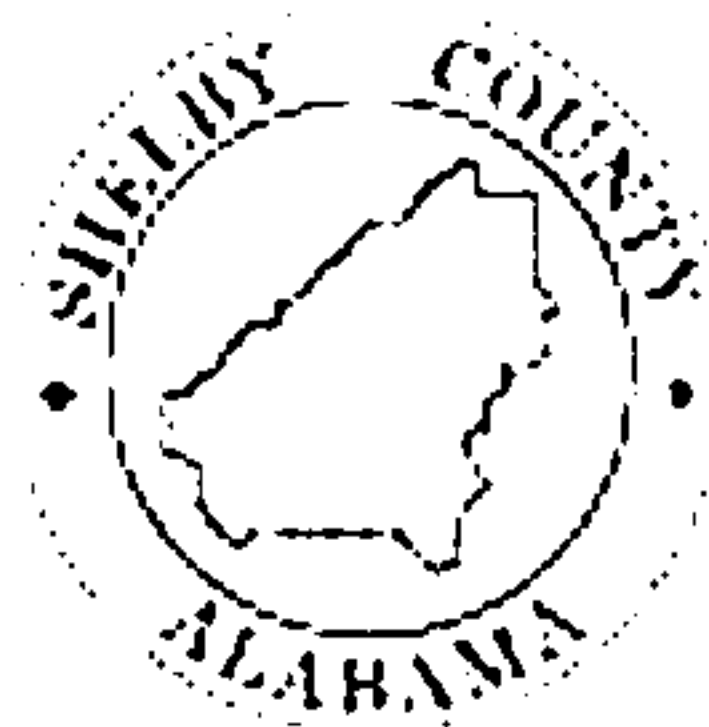
[Signature]  
Notary Public  
Commission Expires: 10/31/2016



S14-2754HUD

EXHIBIT "A"  
Legal Description

Lot 76-A, according to the Resurvey of Lots 76 and 78, Forest Hills, 2nd Sector, as recorded in Map Book 21, Page 116, 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  
11/05/2014 10:21:15 AM  
\$18.00 CHERRY  
20141105000349380

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