

This instrument was prepared by:
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20141105000349380

11/05/2014 10:21:15

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 \$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 Lake Drive, Pelham, AL 35064 (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 GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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

Jaclyn N. Fuller

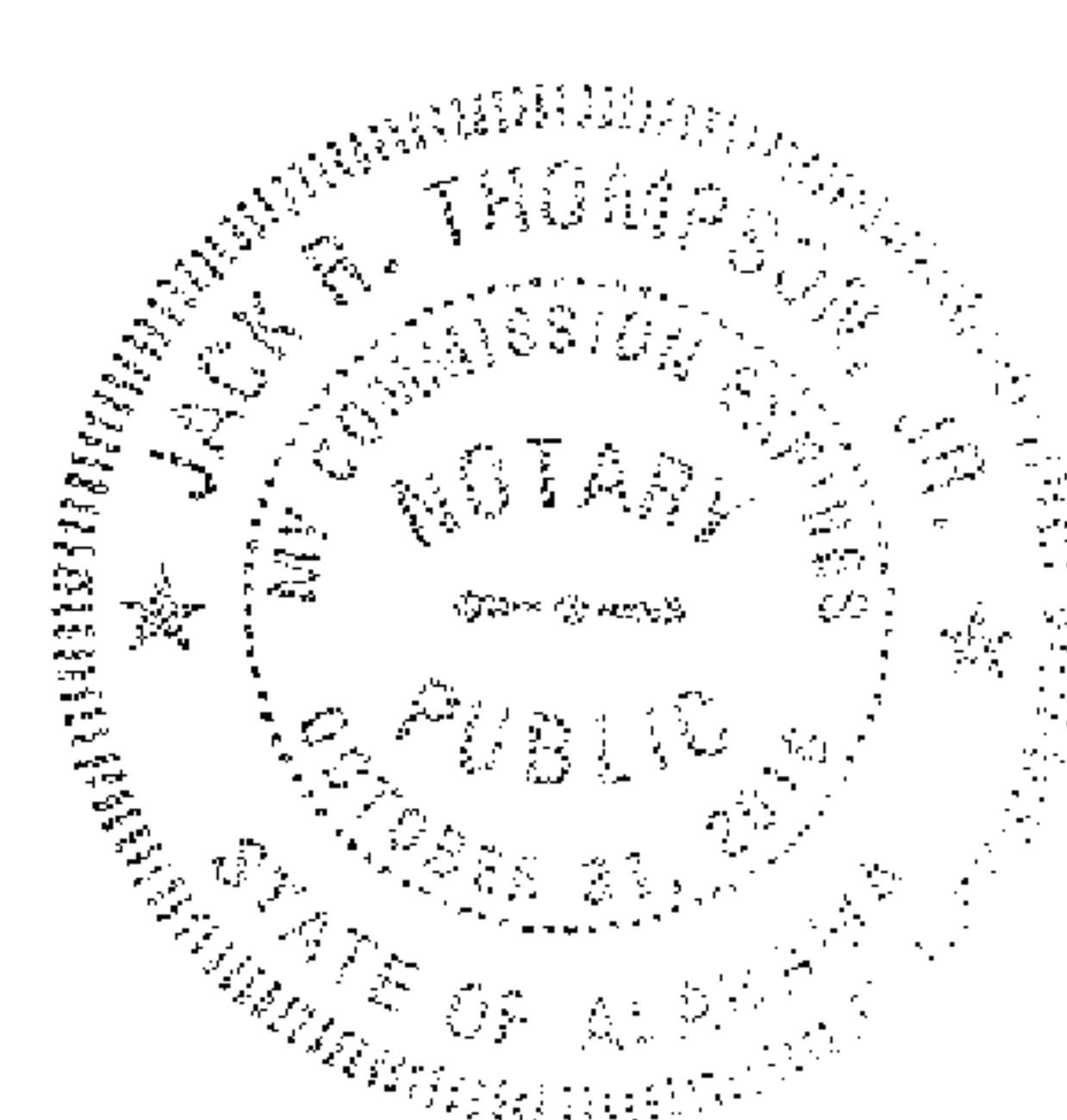
State of Alabama
Shelby County

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.

Notary Public

Notary Public
Commission Expires: 10/13/2014



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 "James W. Fuhrmeister".