

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

20141105000350080

11/05/2014 02:40:46 PM

DEEDS 1/2

Send Tax Notice To:

Miles C. Kochenderfer
Thelma M. Kochenderfer

142 Hayesbury Ct.
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 \$115,000.00, 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 Tammy Davidson, a married woman, this property does not constitute the homestead of the grantor or her spouse, whose mailing address is

55164 Heath Row Dr. Birmingham, AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Miles C. Kochenderfer, Jr. and Thelma M. Kochenderfer, whose mailing address is

142 Hayesbury Ct. 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 142 Hayesbury Court, 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; \$112,917.00 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 4th day of November, 2014.

Tamara Davidson
Tamara Davidson

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Tamara Davidson, 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, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 4th day of November, 2014.

Dana Wright McGowin
Notary Public
Commission Expires: 3/5/17



S14-2917HUD

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EXHIBIT "A"
Legal Description

Lot 133, according to the Survey of Hayesbury, Phase 1, according to the Plat thereof recorded in Map Book 28, Page 89, 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 02:40:46 PM
\$19.50 CHERRY
20141105000350080

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