



20141113000357440 1/1 \$15.00
Shelby Cnty Judge of Probate, AL
11/13/2014 10:16:03 AM FILED/CERT

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

STATE OF ALABAMA)
COUNTY OF SHELBY)

Send Tax Notice To:/Grantees' Address:
Frank S. Merry
Delinda Merry
1096 Dublin Way
Birmingham, AL 35242

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Eighty-One Thousand and 00/100 Dollars (\$281,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Charles F. Hudson** and wife, **Barbara D. Hudson**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Frank S. Merry and Delinda Merry** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 28-A, according to the Map of Dunnivant Square Resurvey, as recorded in Map Book 42, page 123A, 123B and 123 in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Area as more particularly described in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dunnivant Square as recorded in Instrument 20100713000222660 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").

\$275,793.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

\$7,500.00 of the consideration recited above was paid from a purchase money second mortgage loan closed simultaneously herewith.

Delinda Merry is one and the same person as Dalinda Merry.
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this October 28, 2014.

Charles F. Hudson

Barbara D. Hudson

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Charles F. Hudson and wife, Barbara D. Hudson whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this October 28, 2014.

Notary Public

My Commission Expires: 7/26/16

Grantor's Address;

200 Sweetwater Dr. Apt M142
Dothan, AL 36305

Property Address:

1096 Dublin Way, Birmingham, AL 35242