

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:
Gary Wayne Baribeau & Diane Baribeau
2054 Hidden Forest Lane
Montevallo, AL 35115

20141208000384190 12/08/2014 09:33:35 AM DEEDS 1/2

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$148,000.00, 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 Elizabeth Smith f/k/a Elizabeth Ann Anderson, an unmarried woman, whose mailing address is 9816 b Veneta St Pensacola FL 32506 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Gary Wayne Baribeau and Diane Baribeau, whose mailing address is 2054 Hidden Forest Lane, Montevallo, AL 35115 (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 2054 Hidden Forest Lane, Montevallo, AL 35115; 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; \$148,000.00 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 26th day of November, 2014.

Elizabeth Smith f/k/a Elizabeth Ann Anderson
Elizabeth Smith f/k/aElizabeth Ann
Anderson

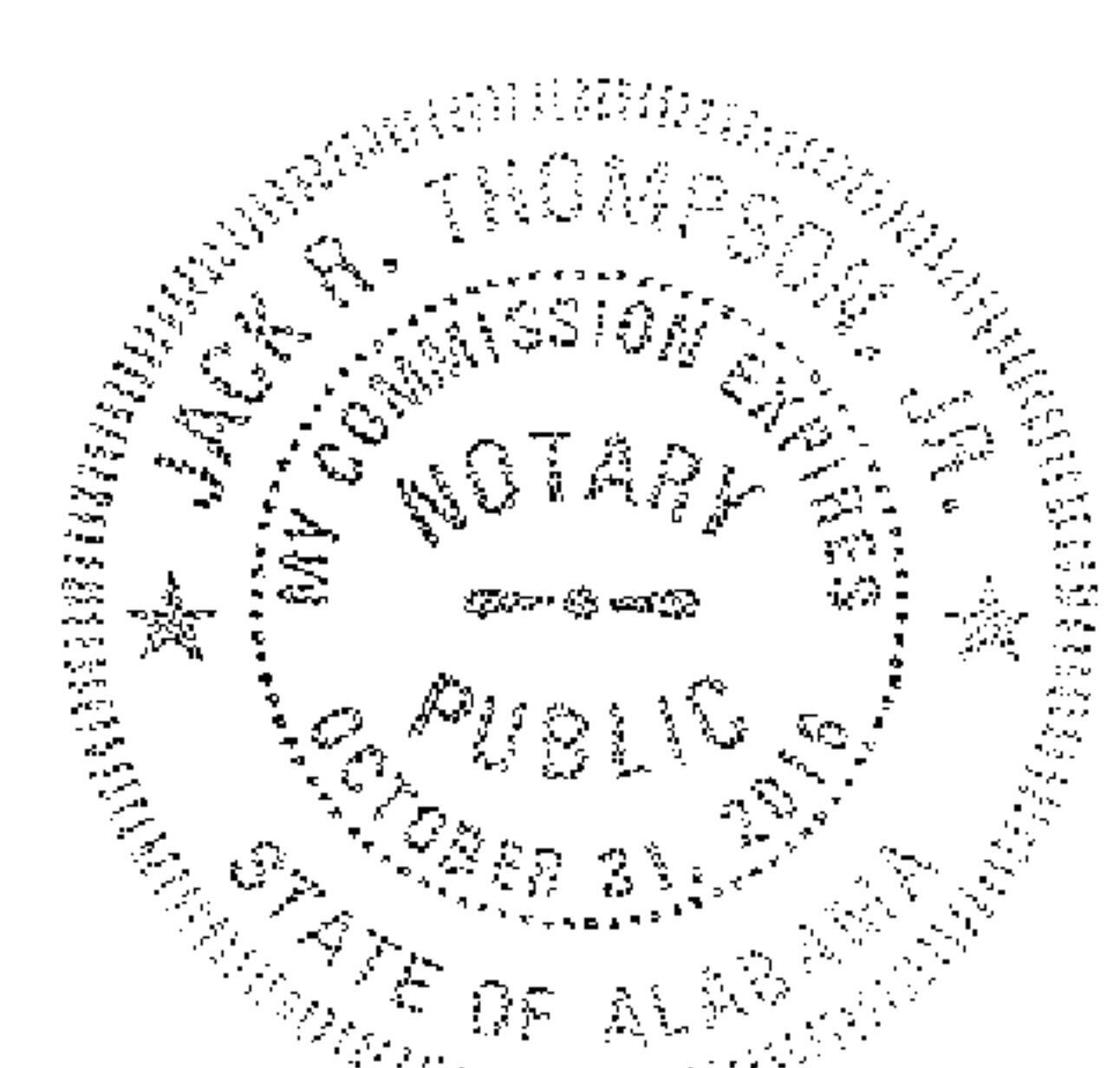
State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Elizabeth Smith f/k/a Elizabeth Ann Anderson, 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~~ the day the same bears date.

Given under my official hand and seal this the 26th day of November, 2014.

Notary Public
Commission Expires:

**Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of short sale price until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.



S14-2336H11D

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EXHIBIT "A"
Legal Description

Lot 101, according to the Survey of Hidden Forest, as recorded in Map Book 35, Page 117, 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
12/08/2014 09:33:35 AM
\$18.00 CHERRY
20141208000384190

A handwritten signature in black ink, appearing to read "J.W. Fuhrmeister".

S14-2336HUD