

20141223000403720

12/23/2014 03:24:06 PM

DEEDS 1/2

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:
James R. Andrews, Jr.
104 Courtside Dr.
Birmingham, AL 35242

Warranty Deed

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

That in consideration of \$240,000.00, 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 Casey Lee Waite and Emily Scarbrough Waite f/k/a Emily D. Scarbrough, Husband and Wife, whose mailing address is 19101 Retreat Lane B'ham, AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James R. Andrews, Jr., whose mailing address is 104 Courtside Dr. B'ham, AL 35242 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 104 Courtside Drive, Birmingham, AL 35242; 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 to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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: \$150,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Casey Lee Waite and Emily Scarbrough Waite f/k/a Emily D. Scarbrough, Husband and Wife has/have hereunto set his/her/their hand(s) and seal(s) , this 19th day of December, 2014.


Casey Lee Waite

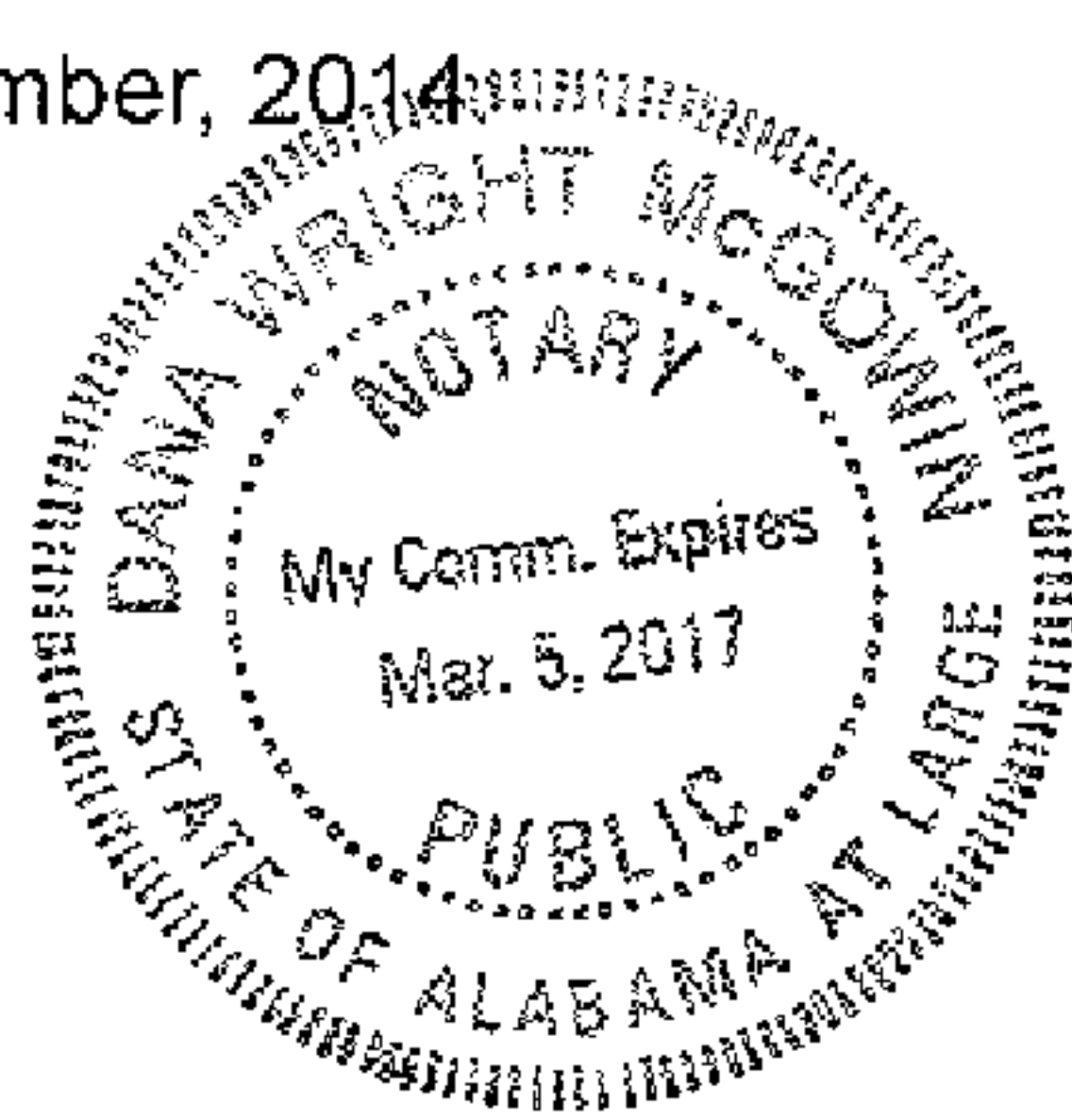

Emily Scarbrough Waite f/k/a Emily d.
Scarbrough

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Casey Lee Waite and Emily Scarbrough Waite f/k/a Emily D. Scarbrough, 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 19th day of December, 2014:


Notary Public
Commission Expires: 8/5/17



S14-3194HUD

EXHIBIT "A"
Legal Description

Unit 10 in Courtside at Brook Highland, a condominium, as established by that certain Declaration of Condominium of Courtside at Brook Highland, a condominium, which is recorded as Instruments # 20020521000241450 in the Probate Office of Shelby County, Alabama, as amended by the Amendment thereto recorded as Instrument # 20020521000241460 in said Probate Office and as further.....con't.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/23/2014 03:24:06 PM
\$107.00 CHERRY
20141223000403720

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