

This instrument was prepared by:

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3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

20150123000025220

01/23/2015 01:54:18 PM

DEEDS 1/2

Send Tax Notice To:

Amanda Paige Burton  
Thaddeus J. Burton

1409 Timber Cir  
Helena, AL 35080

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA )

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY )

That in consideration of \$145,000.00, 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 Andrew J. Wilson and Kelli B. Wilson Husband and Wife, whose mailing address is 5393 Day Hollow Rd, Pinson, AL 35126 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Amanda Pagie Burton and Thaddeus J. Burton, whose mailing address is 1409 Timber Circle Helena AL 35080 (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 1409 Timber Circle, Helena, AL 35080; 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.

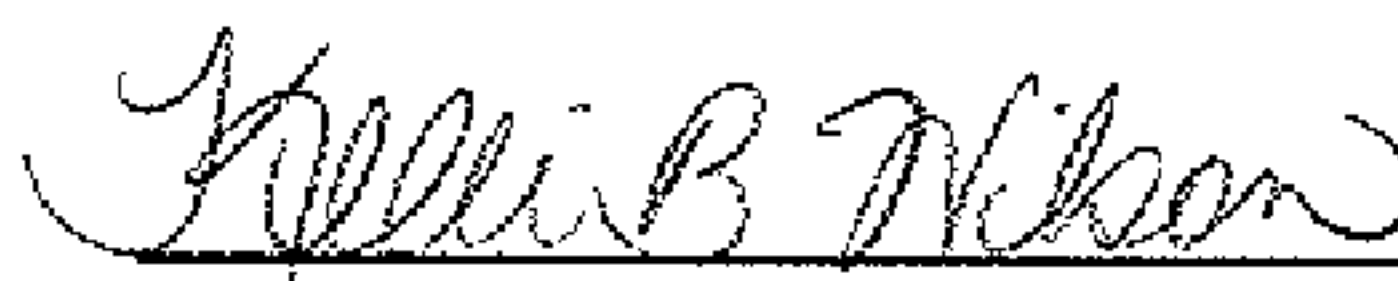
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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; \$140,650.00 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 16th day of January, 2015.



Andrew J. Wilson

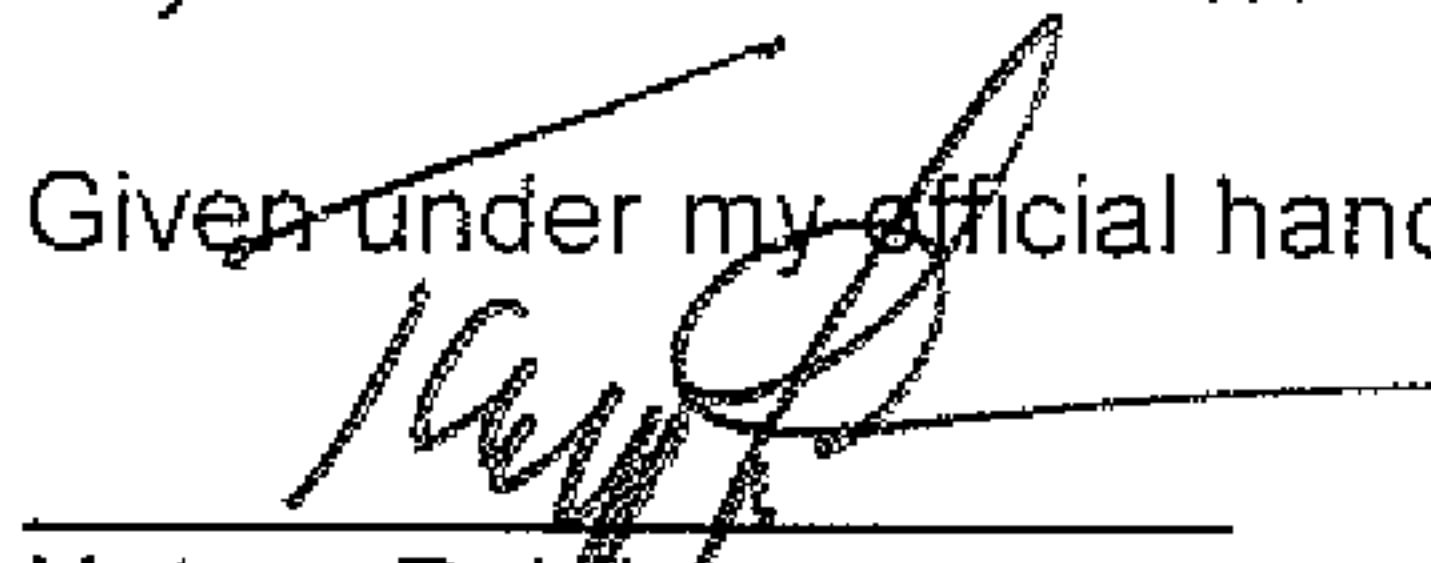


Kelli B. Wilson

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Andrew J. Wilson and Kelli B. Wilson, 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 16th day of January, 2015.

  
Notary Public

Commission Expires: 10/31/2016



S14-3545HUD

EXHIBIT "A"  
Legal Description

Lot 5, according to the Amended Map of Timber Park, as recorded in Map Book 13, Page 115, in the Probate Office of Shelby County, Alabama.

Less and except the following described property:

That part of Lot 5 previously conveyed and being more particularly described as follows: Begin at the southeast corner of Lot 4 of the amended map of Timber Park, as recorded in Map Book 13, Page 115, in the Office of the Judge of Probate, Shelby County, Alabama, this being the Northeast Corner of Lot 5, of said subdivision; thence run South 01 degrees 00 minutes West along the east line of said Lot 5 a distance of 2.65 feet; thence run North 60 degrees 42 minutes 14 seconds West a distance of 134.18 feet; thence run North 54 degrees 13 minutes 10 seconds West a distance of 20.63 feet to the Southwesterly corner of said Lot 4, this being the Northwesterly corner of said Lot 5; thence run South 60 degrees 42 minutes 14 seconds East a distance of 153.43 feet to the point of beginning.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/23/2015 01:54:18 PM  
\$21.50 CHERRY  
20150123000025220

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name and title.