

20150130000032620

01/30/2015 02:46:08 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:

Christopher Hale and Siku J. Hale

1047 Willow Creek Court
Alabaster, AL 35007

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

)

That in consideration of \$149,000.00, 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 Todd M. Stone and Shirley G. Stone Husband and Wife by Michael Stone thier Attorney-in-Fact, whose mailing address is

2511 Gerald Way Birmingham, AL 35233 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Christopher Hale and Siku J. Hale, whose mailing address is 1047 Willow Creek Ct. Alabaster, AL 35007 (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 1047 Willow Creek Court, Alabaster, AL 35007; 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: \$146,301.00 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 29th day of January, 2015.

Todd M. Stone by Michael Stone as Attorney in Fact
Todd M. Stone by Michael Stone as
Attorney-in-Fact

Shirley G. Stone by Michael Stone as Attorney in Fact
Shirley G. Stone by Michael Stone as
Attorney-in-Fact

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Michael Stone whose name as Attorney in Fact for Todd M. Stone and Shirley G. Stone is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 29th day of January, 2015.

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



S14-2771HUD

EXHIBIT "A"
Legal Description

Lot 32, according to the Map and Survey of Willow Creek, Phase II, as recorded in Map Book 9, Page 102, 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
01/30/2015 02:46:08 PM
\$20.00 JESSICA
20150130000032620

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