

Tax notice to: Roderick N. Hendrick, 149 Glen Abbey Way, Alabaster, Al. 35007

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd., Birmingham, Al. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred sixteen thousand and no/100 (\$216,000.00) 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

Lynn D. Edwards and his wife Lyndell Edwards, whose mailing address is:

1277 County Rd 422 Clanton Al. 35045

(herein referred to as grantor whether one or more), grant, bargain, sell and convey unto

Roderick N. Hendrick and Beverly C. Hendrick, whose mailing address is: 149 Glen Abbey Way, Alabaster, Al. 35007

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in SHELBY County, Alabama, the address of which is: 149 Glen Abbey Way, Alabaster, Al. 35007 to-wit:

Lot 76, according to the Survey of Weatherly, Glen Abbey, Sector 12, Phase 3, as recorded in Map Book 19, page 155, in the Office of the Judge of Probate of Shelby County, Alabama.


Subject to: All easements, restrictions and rights of way of record.

\$221,184.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

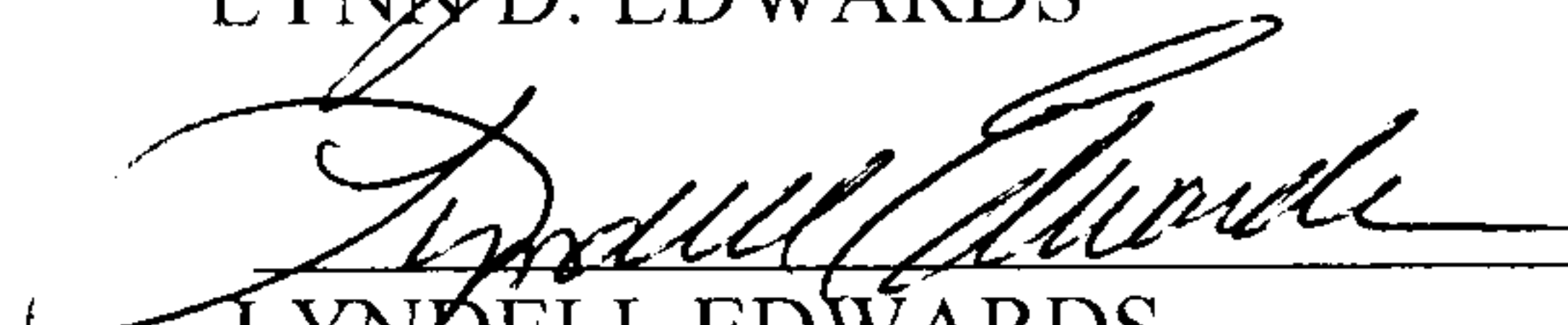
TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the 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 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.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 29th day of January 2015.


20150203000036010 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
02/03/2015 01:26:14 PM FILED/CERT

 (Seal)
LYNN D. EDWARDS

 (Seal)
LYNDELL EDWARDS

State of ALABAMA
County of SHELBY

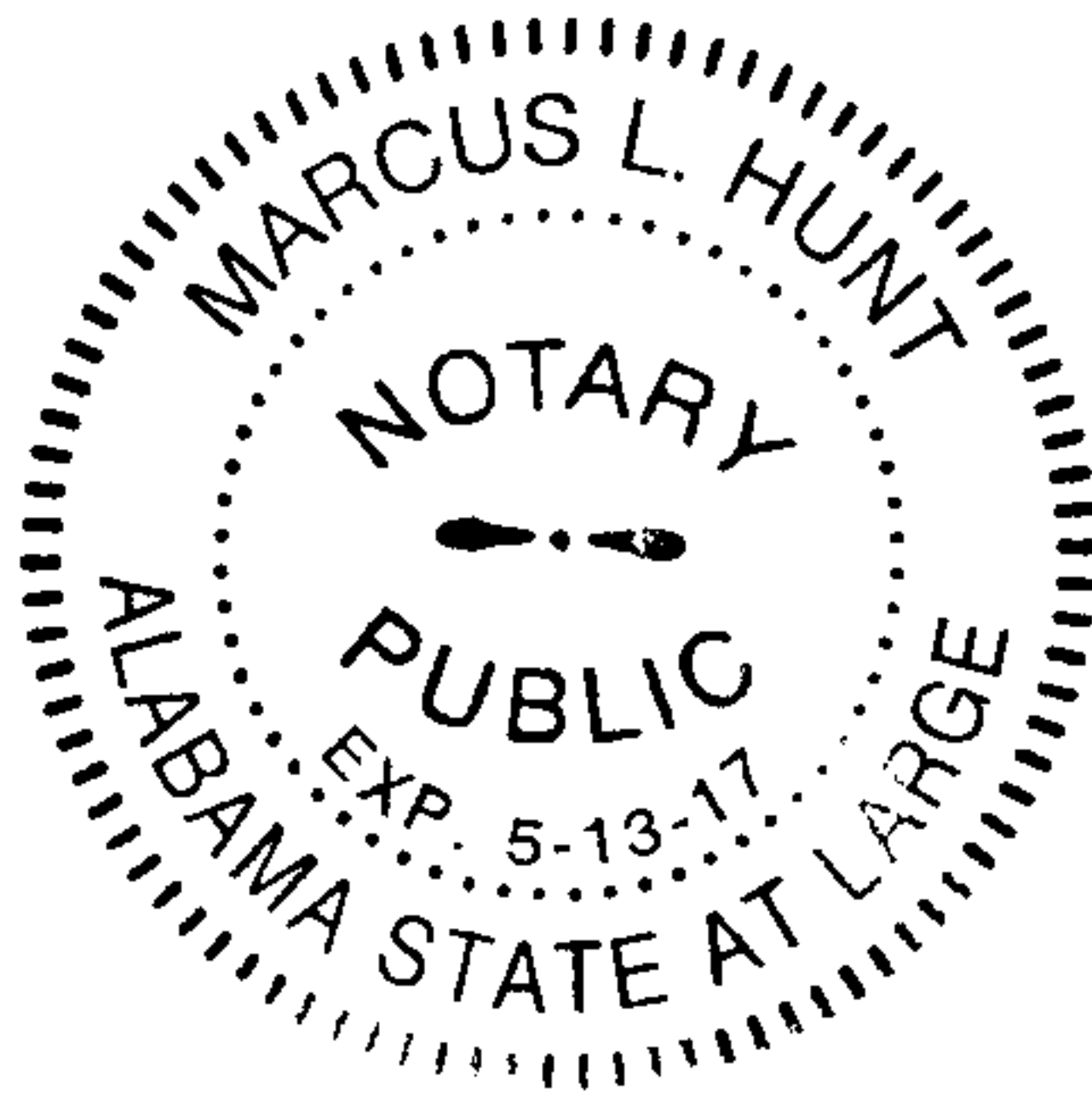
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lynn D. Edwards and his wife Lyndell Edwards whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

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

My commission expires:

5/13/17


NOTARY PUBLIC



20150203000036010 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
02/03/2015 01:26:14 PM FILED/CERT