

*Re-Recorded: This deed is being re-recorded to correct the legal description to read Lot 15.

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:
Richard Diamond
277 Old Cahaba Trail
Helena, AL 35080

20140721000221420
07/21/2014 08:06:25 AM
DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

)

20150204000036770

02/04/2015 09:44:36 AM

CORDEED 1/2

That in consideration of \$185,000.00, 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 Claude D. Preston III and Jennifer Preston, husband and wife,, whose mailing address is 3410 East Lane Vestavia Hills, AL 35243 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Richard Diamond, whose mailing address is 277 Old Cahaba Trail, Helena, AL 35080 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 277 Old Cahaba Trail, 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 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: \$0.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Claude D. Preston III and Jennifer Preston, husband and wife, has/have hereunto set his/her/their hand(s) and seal(s) , this 30th day of June, 2014.

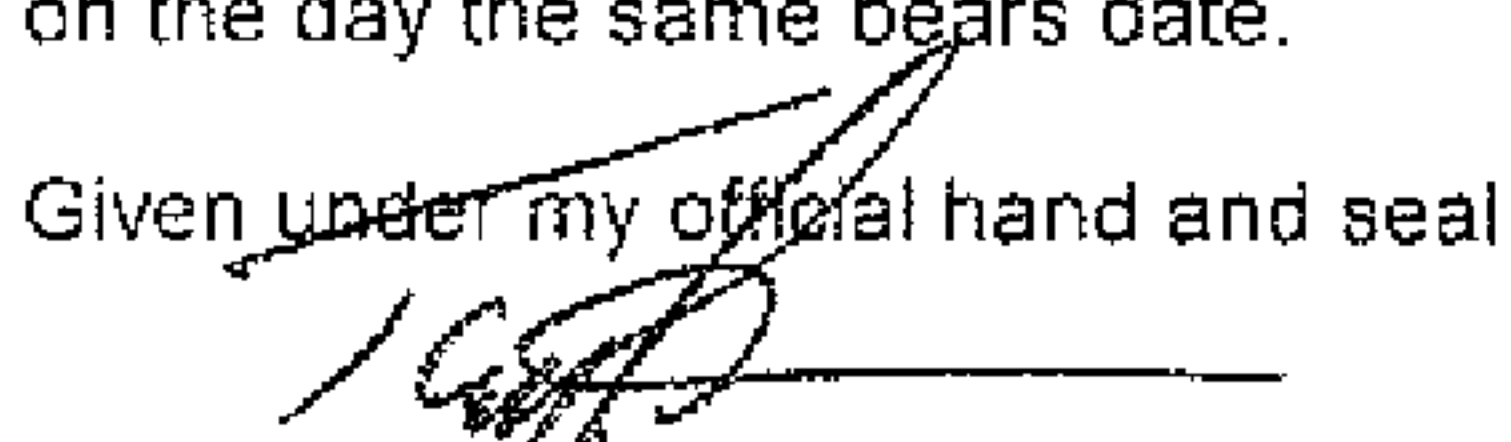

Claude D. Preston III

Jennifer Preston

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Claude D. Preston III and Jennifer Preston, 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 30th day of June, 2014.


Notary Public
Commission Expires: 10/31/2015

20140721000221420 07/21/2014 08:06:25 AM DEEDS 2/2

EXHIBIT "A"
Legal Description

105
Lot 104, according to the Survey of Old Cahaba, Winter Crest Sector, as recorded in Map Book 24, Page 69,
in the Office of the Probate Judge of Shelby County, Alabama.

20150204000036770 02/04/2015 09:44:36 AM CORDEED 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/04/2015 09:44:36 AM
\$18.00 CHERRY
20150204000036770

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the official text.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/21/2014 08:06:25 AM
\$202.00 CHERRY
20140721000221420

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the official text.