20150216000049000 02/16/2015 12:27:53 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: Johnny Sullivan Dancy Sullivan 214 Timber Ridge Circle plabaster, pr

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)		
SHELBY COUNTY) KNOW AL	L MEN BY THESE PRES	SENIS
That in consideration of \$218,500.00, 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 Jacob Thelen, an unmarried man, and Sarah Thelen, an unmarried woman, by Jacob Thelen, her Attorney-in-Fact, whose mailing address is (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Johnny Sullivan and Dancy Sullivan, whose mailing address is (herein referred to 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 214 Timber Ridge Circle, 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; \$214,541.00 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 13th day of February, 2015.

Sarah Thelen, by Jacob Thelen, her

Attorney-in-Fact

Jacob Thelen

State of Alabama Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jacob Thelen who individually, and whose name as Attorney in Fact for Sarah Thelen 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, individually, and 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 13th day of February, 2015.

Notary Public

Commission Expires: |D|3||2016

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EXHIBIT "A" Legal Description

Lot 16, according to the Final Plat of Forest Ridge as recorded in Map Book 31, page 2, 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
02/16/2015 12:27:53 PM
\$21.00 DEBBIE

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