

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

20150302000062210  
03/02/2015 08:11:56 AM  
DEEDS 1/2

Send Tax Notice To:  
Martha E. Wilkerson

104 Winterhaven Cove  
Alabaster, AL 35007

Warranty Deed

STATE OF ALABAMA )  
 )  
SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$170,000.00, 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 John E. Jones and Janet R. Jones husband and Wife, whose mailing address is 101 Harvest Hills Court, Harvest, AL 35749 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Martha E. Wilkerson, whose mailing address is 104 Winterhaven Cove, Alabaster AL 35007 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 104 Winterhaven Cove, 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 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: \$166,920.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, John E. Jones and Janet R. Jones husband and Wife has/have hereunto set his/her/their hand(s) and seal(s) , this 20th day of February, 2015.

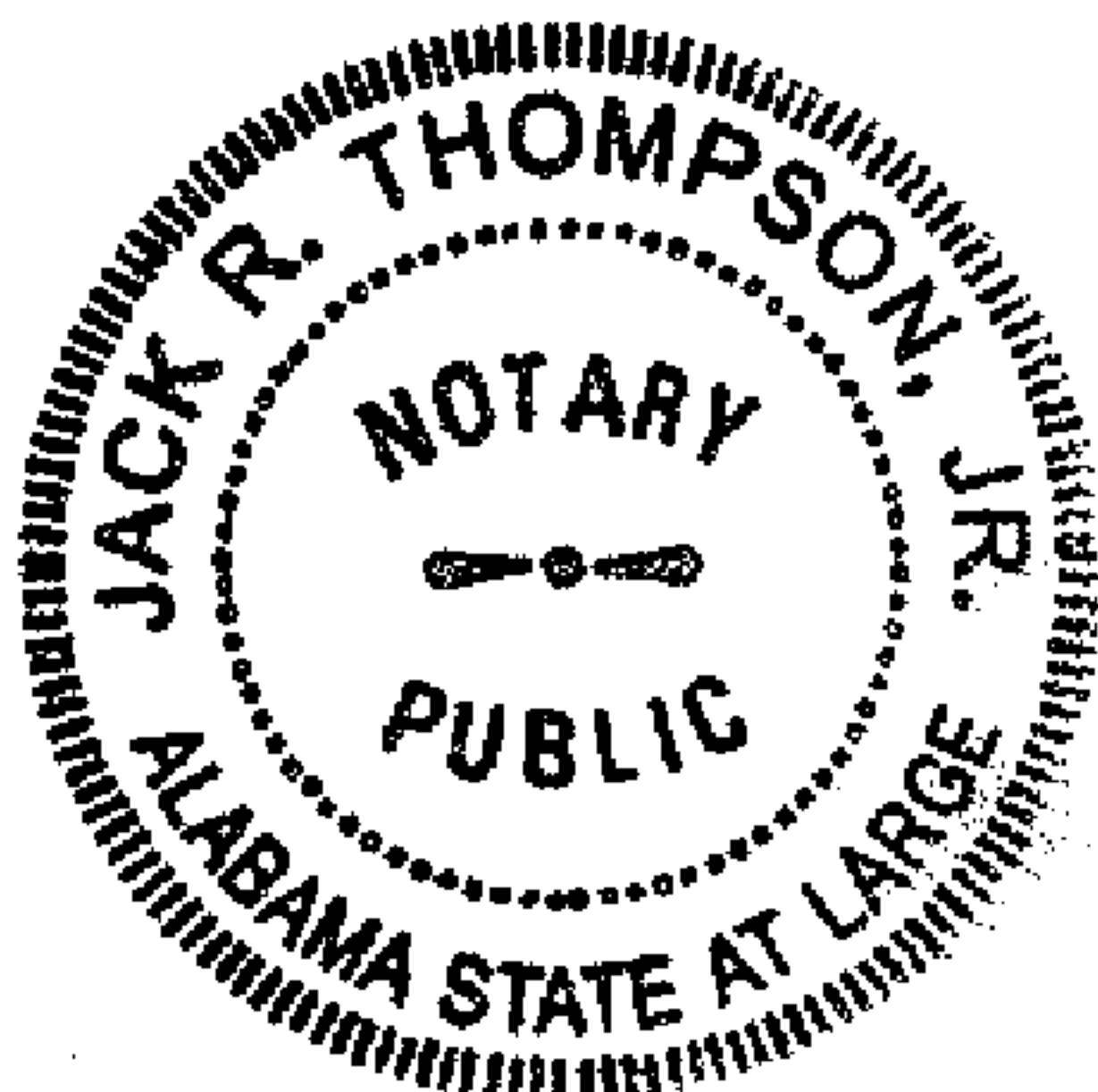
John E. Jones  
Janet R. Jones

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that John E. Jones and Janet R. Jones, 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 20th day of February, 2015.

Notary Public  
Commission Expires: 10/31/2016

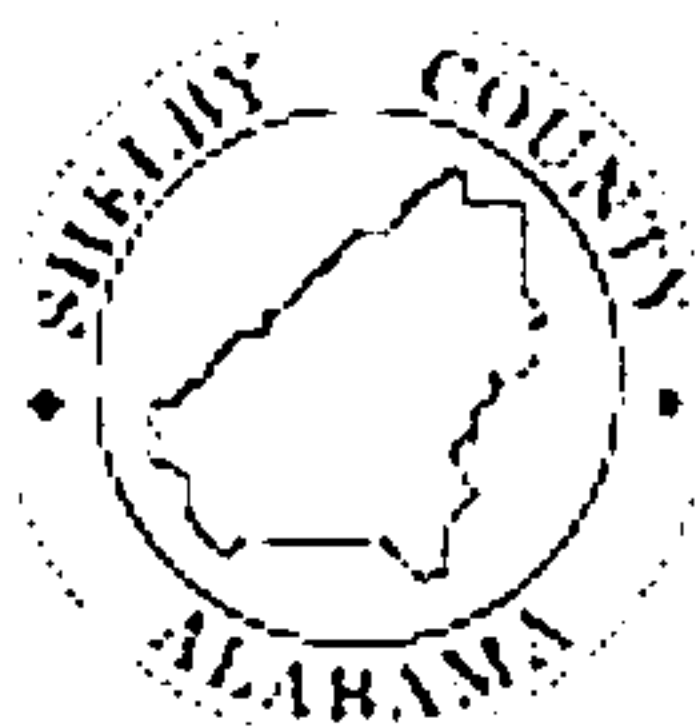


S15-0109HUD

**EXHIBIT "A"**  
**Legal Description**

Lot 106A according to the Survey of Summer Brook, Sector 5, Phase 7, as recorded in Map Book 23, Page 49, in the Probate Office of Shelby County, Alabama.

**20150302000062210 03/02/2015 08:11:56 AM DEEDS 2/2**



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/02/2015 08:11:56 AM  
\$20.50 CHERRY  
20150302000062210

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