

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Jean-Phillippe Berthold
781 Dividing Ridge Drive
Hoover, AL 35244
(Also property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of One Hundred Seventy Thousand and No/100----- (\$170,000.00).

As evidenced by closing statement

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I

Gary Barclay and Laura Barclay, a married couple

(Whose address is 1106 SE 46th Ave #204, Cape Coral, FL 33704

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Jean-Phillippe Berthold and Melissa King

(Whose address is the property address)

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2, according to the Survey of Riverchase West-Dividing Ridge, as recorded in Map Book 6, Page 108, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, taxes, restrictions, liens, rights of way of record.

\$ 164,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Shelby County, AL 03/09/2015
State of Alabama
Deed Tax: \$5.50

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 the 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.

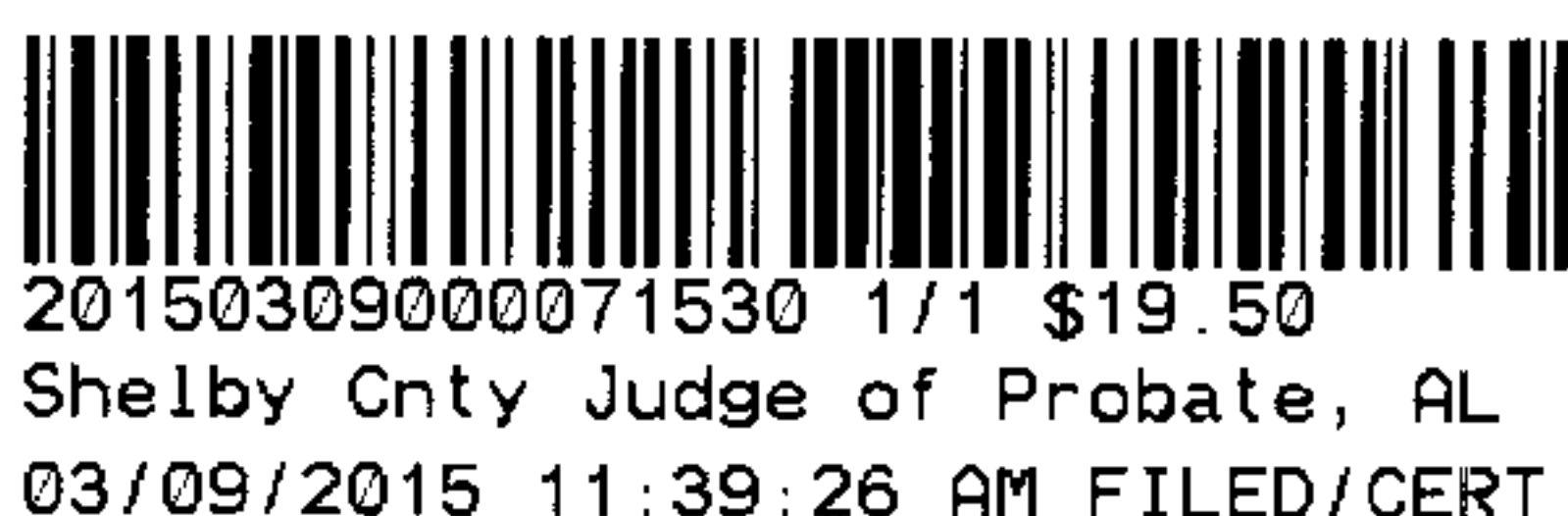
And I /we do for myself /ourselves and for my /our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns that I am /we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I /we have a 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, I/we have hereunto set my/our hand(s) and seal(s), this ____ day of _____, 2015.

Gary Barclay (Seal)
Gary Barclay

Laura Barclay (Seal)
Laura Barclay

STATE OF Florida



COUNTY OF Lee

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify Gary Barclay and Laura Barclay, 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, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, A.D., 2015.

My Commission Expires: 02/04/2019

Notary Public:

