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: Robin J L Ryan

100 Summer

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Warranty Deed

DEEDS 1/2

STATE OF ALABAMA)	
)	KNOW ALL MEN BY THESE PRESENTS
HELBY COUNTY	}	

That in consideration of \$151,000.00, 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 Thomas P. Hall and Jennifer Hall Husband and Wife, whose mailing address is 141 Lake Forest Way Maylene, AL 35141 -- (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Robin J L Ryan, whose mailing address is 109 Summer Hill Dr. Alcaboster, AL 35607 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 109 Summer Hill Drive, 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; \$143,450.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Thomas P. Hall and Jennifer Hall Husband and Wife has/have hereunto set his/her/their hand(s) and seal(s), this 27th day of February, 2015.

Thomas P. Hall

Jennifer Hall

State of Alabama Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Thomas P. Hall and Jennifer Hall, 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 27th day of February, 2015.

Commission Expires: 31011

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EXHIBIT "A" Legal Description

Lot 58-A, according to a resurvey of Lots 38-43 and 46-61 B, Summer Brook, Sector 5, Phase 6, as recorded in Map Book 24, Page 41, 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 03/09/2015 02:47:01 PM

\$25.00 CHERRY 20150309000072550