

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

20150309000072980  
03/09/2015 03:52:02 PM  
DEEDS 1/2

Send Tax Notice To:  
Christopher L. Mehaffey  
Loyd W. Mehaffey  
Keri M. Mehaffey

45 College St.  
Vincent, AL 35178

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$115,000.00, 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 Raymond Quinn and Candace P. Quinn, whose mailing address is 222 Bird St. Hargersville, AL 35078 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Christopher L. Mehaffey and Loyd W. Mehaffey and Keri M. Mehaffey, whose mailing address is 45 College St. Vincent, AL 35178 (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 45 College Street, Vincent, AL 35178; 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; \$112,917.00 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 27th day of February, 2015.

  
Raymond Quinn

  
Candace P. Quinn

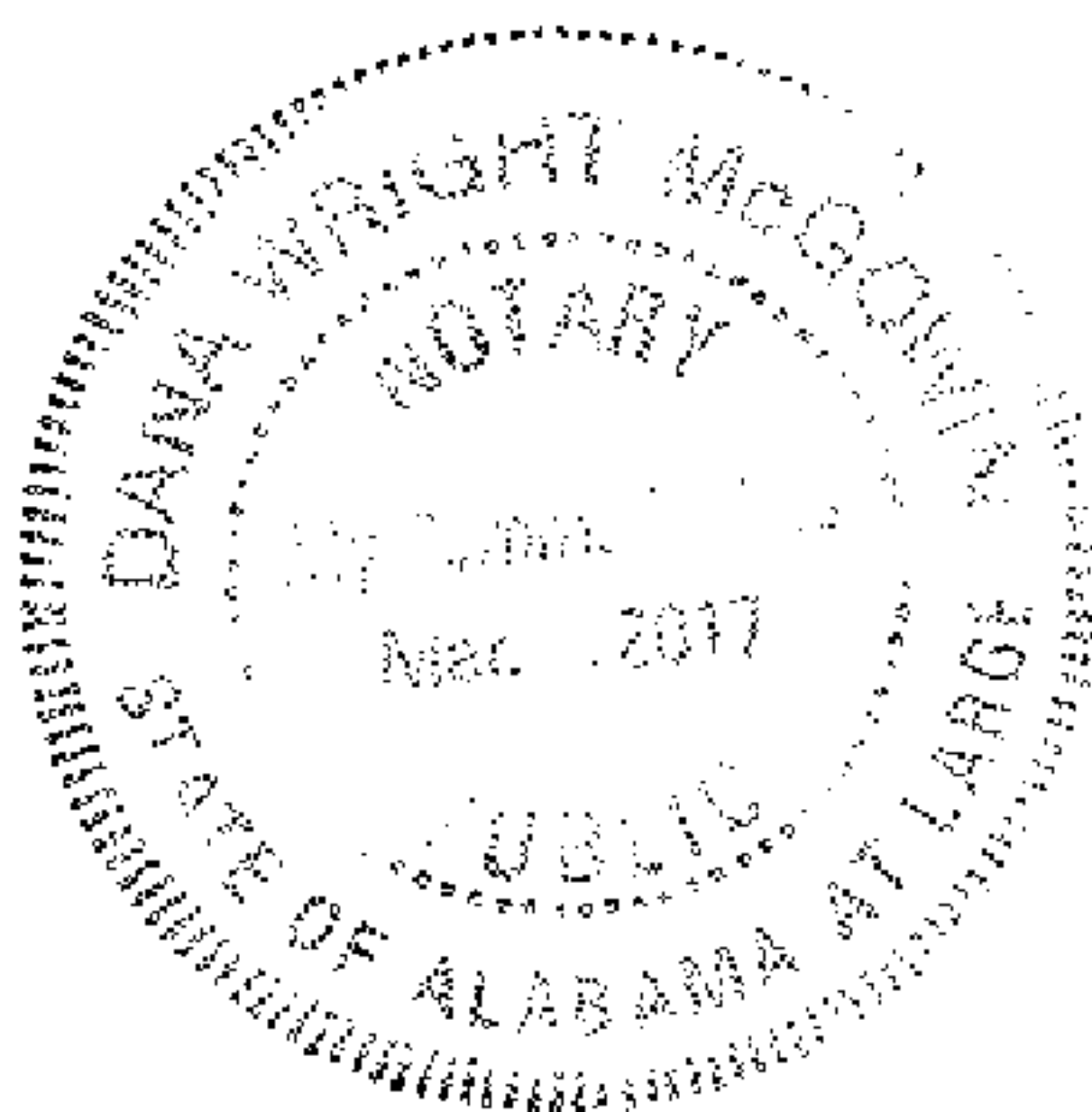
State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Raymond Quinn and Candace P. Quinn, 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.

  
Notary Public

Commission Expires: 3/5/17



S15-0183HUD

EXHIBIT "A"  
Legal Description

Lot 13, 14, 15 and 16, and a portion of Lot number 17, in Block 2, in the Cottage Hill Subdivision, Vincent, Alabama, as recorded in Map Book 4, Page 50, in the Office of the Judge of Probate of Shelby County, Alabama; said Lot 17 being more particularly described as follows: Begin at the Southwest corner of Lot No. 17, in Block 2 of the Cottage Hill Subdivision, Vincent, Alabama, and run 25 feet East; thence 150 feet North; thence 25 feet West; thence 150 feet South to the Point of Beginning, all of said Lots lying and being in the Southeast Quarter of the Northeast Quarter of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/09/2015 03:52:02 PM  
\$19.50 CHERRY  
20150309000072980

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.