

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:

Sue Cordell

228 Leaf Lane
Alabaster, AL 35007

20150316000080020

03/16/2015 08:25:19 AM

DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY 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 Kelly French formerly known as Kelly L. Ray and husband Clark French, whose mailing address is 2021 Arbor Hill Dr., B'ham AL 35244 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Sue Cordell, whose mailing address is 228 Leaf Lane, 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 228 Leaf Lane, 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: \$ 0 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Kelly French formerly known as Kelly L. Ray and husband Clark French has/have hereunto set his/her/their hand(s) and seal(s) , this 2nd day of March, 2015.

Kelly French
Kelly French f/k/a Kelly L. Ray

Clark French
Clark French

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Kelly French f/n/a Kelly L. Ray and Clark French, 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 2nd day of March, 2015.

Dana Wright McGowan
Notary Public
Commission Expires 03/17

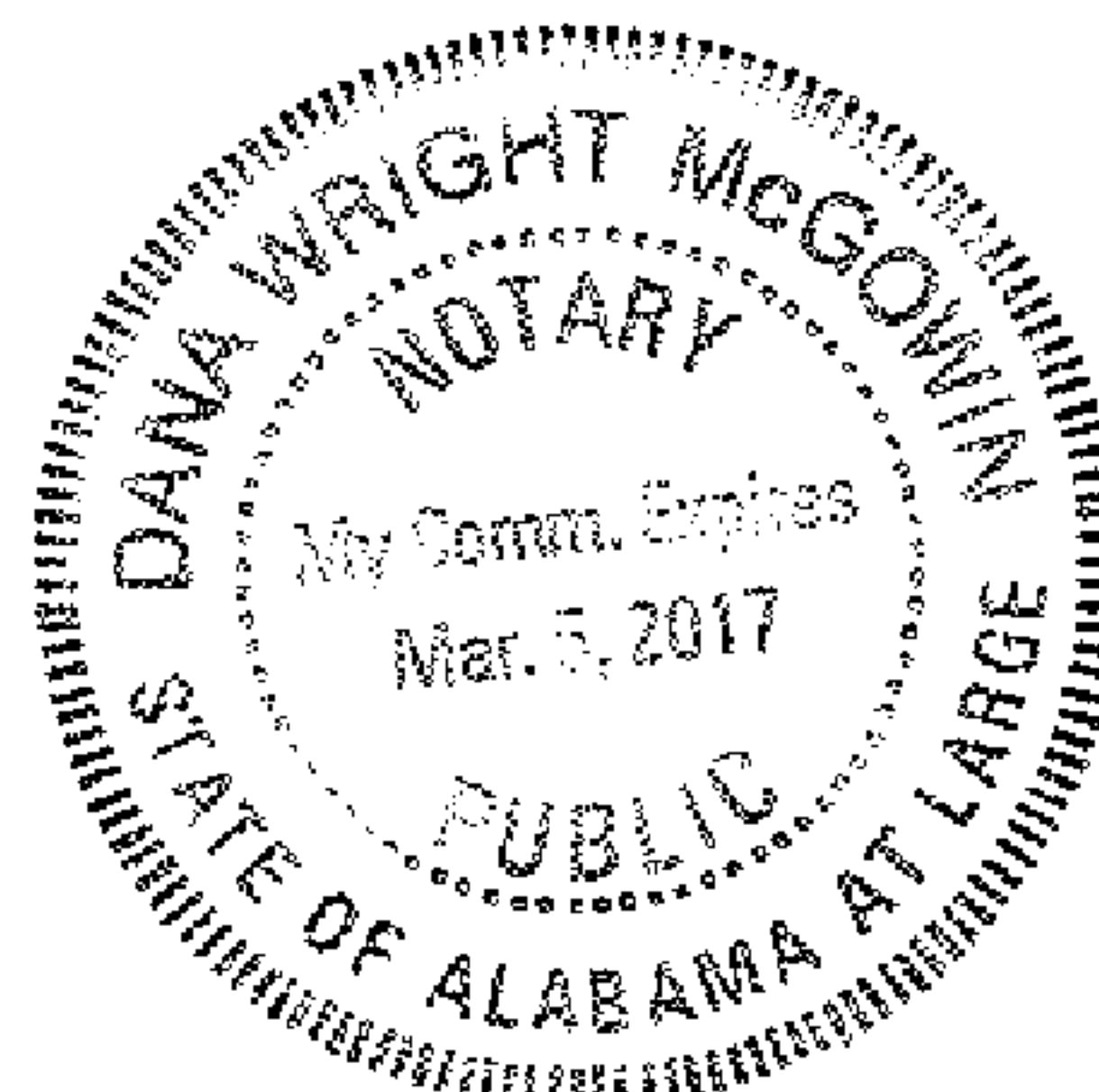
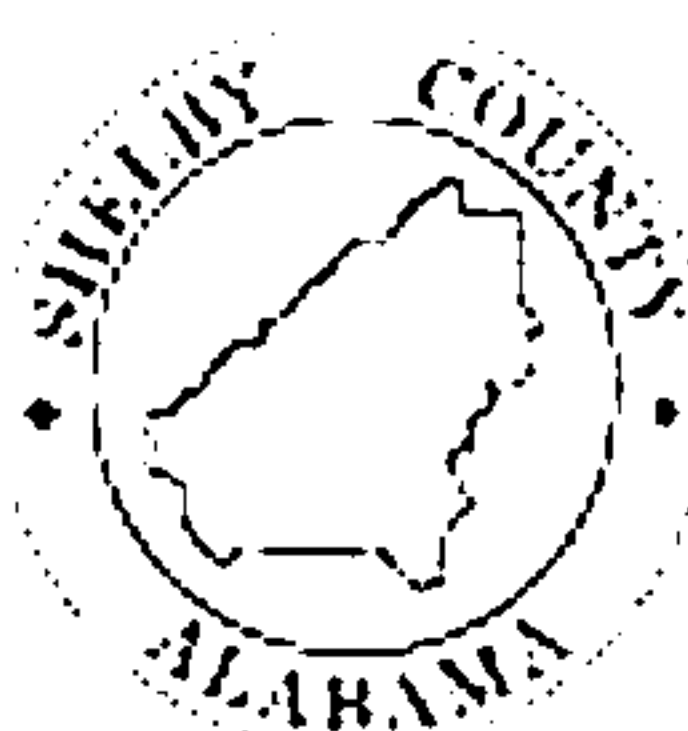


EXHIBIT "A"
Legal Description

Lot 57, according to the Survey of Sector 4 of Greenfield, Sectors 4 and 6, as recorded in Map Book 17, Page 131, 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
03/16/2015 08:25:19 AM
\$168.00 CHERRY
20150316000080020

S15-0327HUD

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