

20150316000080170
03/16/2015 09:52:15 AM
DEEDS 1/2

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:
Richard Michale Conti
Kaitlin Conti

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$168,000.00, 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 Daphne Jeanne Christie and Husband, William Patrick Christie by Daphne Jean Christie as Attorney-in-Fact as shown by power of Attorney recorded in Instrument No.

20140410000103600 Probate Office of Shelby County, Alabama., whose mailing address is
~~44521 Chamalea Dr. Mission Viejo, CA 92691~~ (herein referred to as grantor,
whether one or more), grant, bargain, sell and convey unto Richard Michael Conti and Kaitlin Conti, whose
mailing address is ~~4501 Grove Hill Trail Alabaster, AL 35007~~ (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 501 Grove Hill Trail, 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, unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$ 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 2nd day of March, 2015.

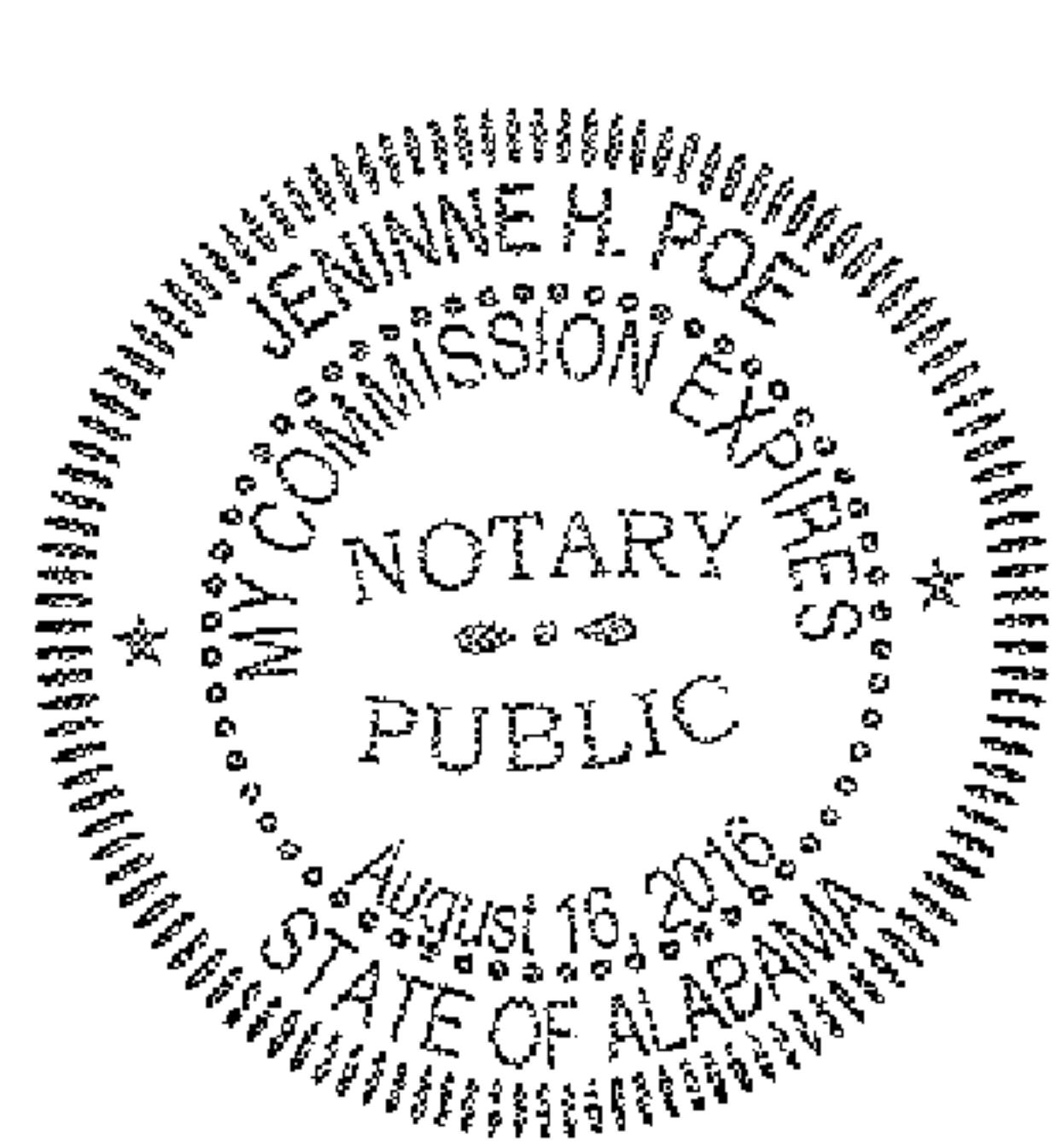
Daphne Jeanne Christie
Daphne Jeanne Christie
William Patrick Christie by
Daphne Jeanne Christie
William Patrick Christie by Daphne Jeanne
Christie as Attorney-in-Fact
as Attorney-in-Fact

State of Alabama
Shelby County

I, the undersigned , a notary for said County and in said State, hereby certify that Daphne Jean Christie whose name Individually and as Attorney in Fact for William Patrick Christie is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, Individually and in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 17 day of March, 2015.

Notary Public
Commission Expires: 8-14-16



S15-0304HUD

EXHIBIT "A"
Legal Description

Lot 29, according to the Survey of Park Forest, 7th Sector, Phase II, as recorded in Map Book 19, Page 169, 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 09:52:15 AM
\$185.00 CHERRY
20150316000080170

A handwritten signature in black ink, appearing to read "J.W. Fuhrmeister".