

This instrument was prepared by:
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3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

20150323000088910
03/23/2015 09:45:07 AM
DEEDS 1/2

Send Tax Notice To:
Maria F. Priola
Conor Barry
2338 Chandawood Dr.
Pelham, AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$188,500.00, 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 Robert Steven Frye, a married man, this property does not constitute the homestead of the grantor or their spouse, whose mailing address is 3597 Cumberland Trace Birmingham, AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Maria F. Priola and Conor Barry, whose mailing address is 2338 Chandawood Dr. Pelham, AL 35124 (herein referred to as 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 2338 Chandawood Drive, Pelham, AL 35124; 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: \$179,075.00 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 20th day of March, 2015.


Robert Steven Frye

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Robert Steven Frye, 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, he executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 20th day of March, 2015.

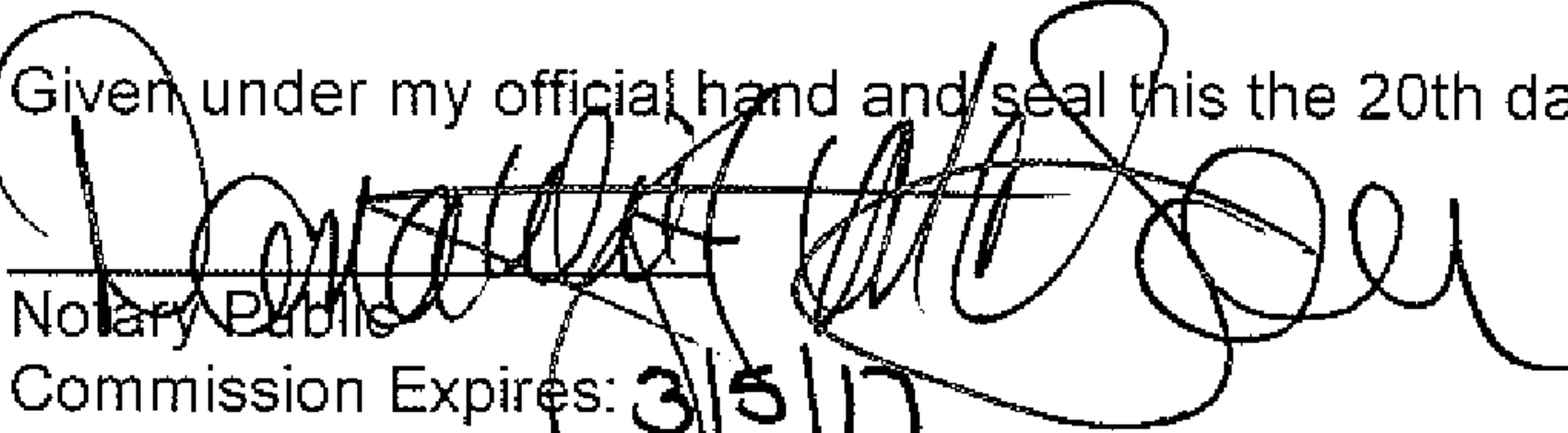

Notary Public
Commission Expires: 3/5/17



EXHIBIT "A"
Legal Description

Lot 271, according to the Survey of Chandalar South - Sixth Sector Addition, as recorded in Map Book 7, Page 50 A & B, 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
03/23/2015 09:45:07 AM
\$26.50 CHERRY
20150323000088910

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