

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
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Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:

273 Forest Parkway
Alabaster, AL 35007

WARRANTY DEED - Joint Tenants with Right of Survivorship

20150323000089410

03/23/2015 10:37:49 AM

DEEDS 1/2

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

That in consideration of \$243,000.00, 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 Philip S. McAlister, Jr. and Lisa McAlister Husband and Wife, whose mailing address is 2017 Lindale Rd Anderson SC 29632 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JOSHUA SCOTT AND ASHLEY SCOTT, whose mailing address is 273 Forest Parkway Alabaster, AL 35007 (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 273 Forest Parkway, 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 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: \$194,400.00 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 11th day of March, 2015.

Deed Effective 03/16/2015

X Philip S. McAlister, Jr.
Philip S. McAlister, Jr.
X Lisa McAlister
Lisa McAlister

State of S. C.
050400 Coun
ty

I, The Undersigned, a notary for said County and in said State, hereby certify that Philip S. McAlister, Jr. and Lisa McAlister, 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.

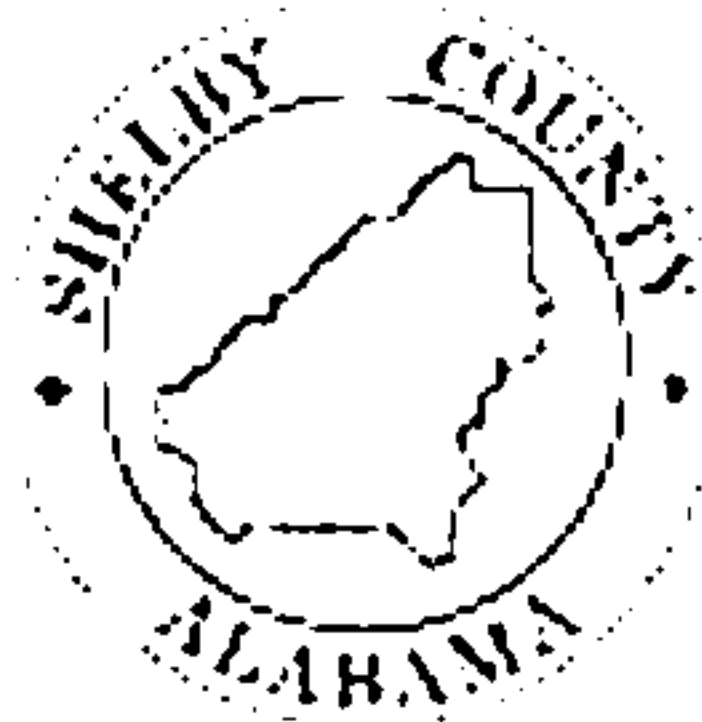
Given under my official hand and seal this the 11th day of March, 2015.

X [Signature]
Notary Public
Commission Expires: 4/4/22

S15-0472HUD

EXHIBIT "A"
Legal Description

Lot 90, according to the Survey of Park Forest Sector 7, Phase 1, as recorded in Map Book 19, Page 33, 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 10:37:49 AM
\$66.00 CHERRY
20150323000089410

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