

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:

Kaitlin Hill
1649 Southpointe Drive
Birmingham, AL 35244
(Also property address)

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Two Hundred Sixty-Two Thousand and no/100---- (\$262,000.00) Dollars. As evidenced by closing statement.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Hunter A. Bailey and Melissa G. Bailey, a married couple
(Whose address is 113 Silverleaf Dr. Pelham, AL 35224)

(herein referred to as GRANTOR, whether one or more), does grant, bargain, sell and convey unto

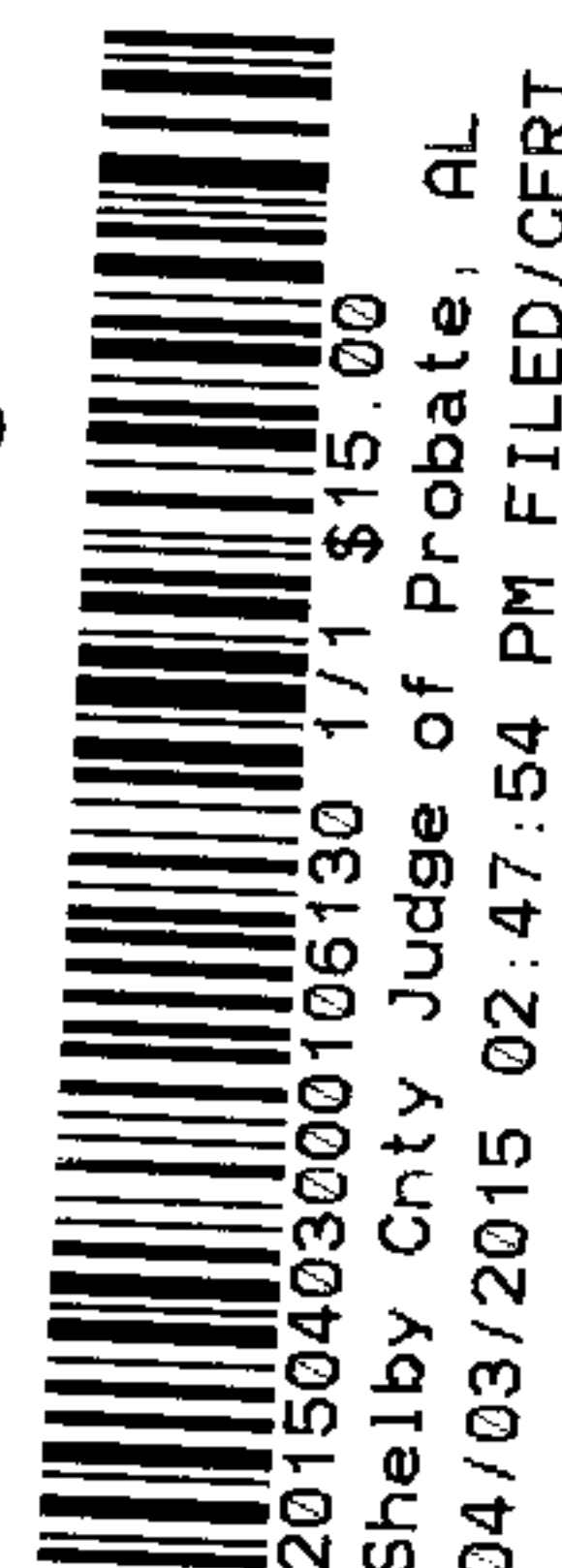
Kaitlin Hill ~~and Fox Johnson~~
(Whose address is the property address)

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 25, according to the Amended Map of Southpointe Fourth Sector, as recorded in Map Book 13, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, liens, easements and restrictions of record.

\$262,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



TO HAVE AND TO HOLD Unto the said GRANTEES ~~as joint tenants with right of survivorship~~, their heirs and assigns forever; ~~including the intention of the parties to this conveyance that the joint tenancy hereby created is severed and terminated during the joint lives of the grantees herein and the entire interest in the premises shall pass to the surviving grantee, and if one does not survive the other, then the fees and assigns of the grantee herein shall take as tenants in common.~~

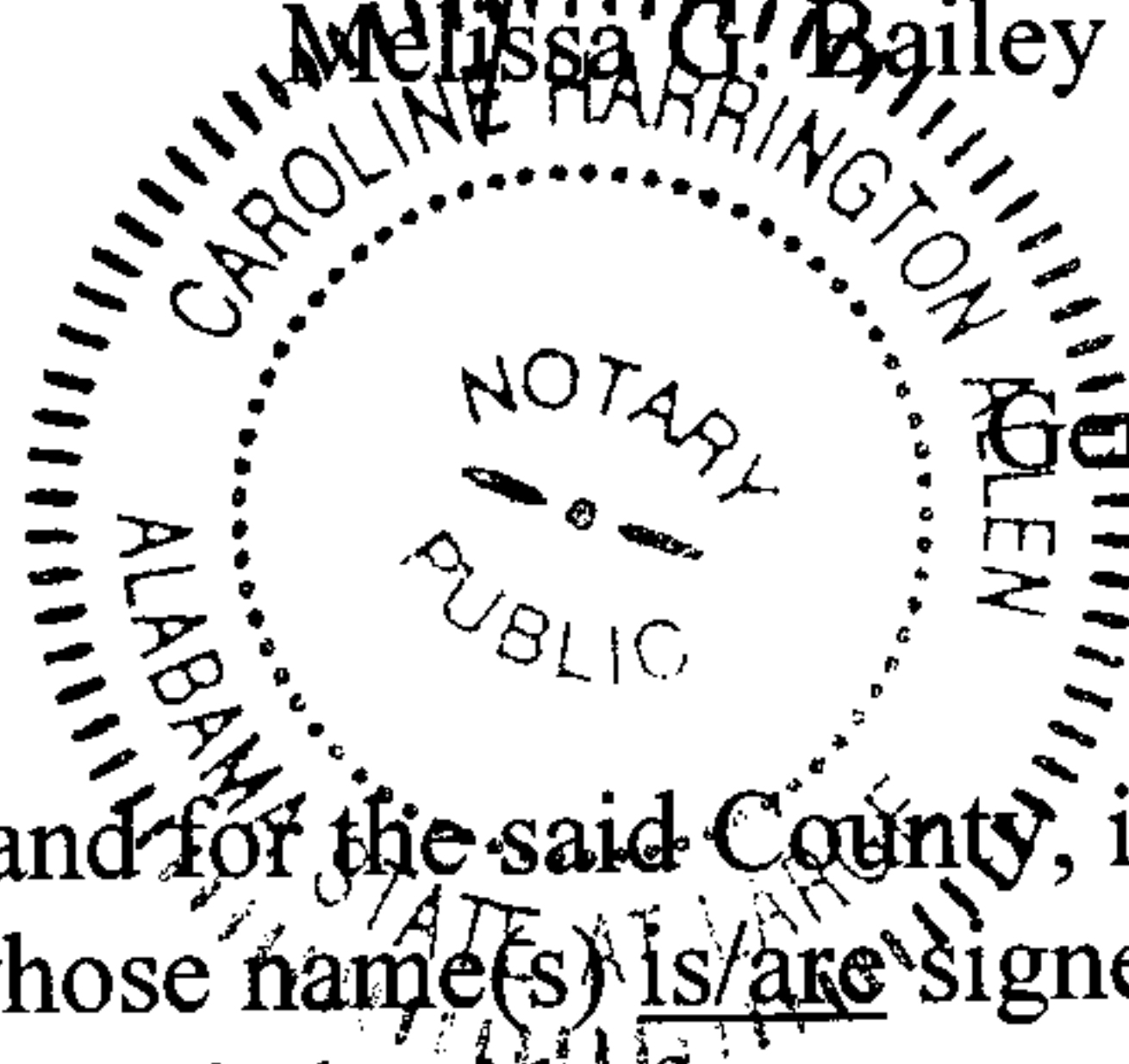
And I /we do for myself /ourselves and for my /our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns that I am /we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I /we have a 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.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 26th day of March, 2015

Hunter A. Bailey (Seal)
Hunter A. Bailey

Melissa G. Bailey (Seal)
Melissa G. Bailey

STATE OF ALABAMA)
COUNTY OF JEFFERSON)



General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify Hunter A. Bailey and Melissa G. Bailey, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of March, A.D., 2015.

My Commission Expires: 9/22/17

Caroline Harrington Allen
Notary Public: Caroline Harrington Allen