

This Instrument Was Prepared By:

Jack R. Thompson, Jr. Esq.
The Law Offices of Jack R. Thompson, Jr. LLC
3500 Colonnade Pkwy, Ste 350
Birmingham, Alabama 35243
(205) 443-9027

SEND TAX NOTICE TO:

151 Churchill Drive
Maylene, AL 35114

20150429000138330
04/29/2015 08:25:15 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Fifty-nine Thousand Nine Hundred and 00/100s (\$159,900.00)**, the amount which can be verified in Sales Contract between the parties, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Michael R. Wieczorek and Julie Wieczorek husband and wife** Whose mailing address is 5523 Golden Gate Rd Knoxville, TN 37918 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Michael C. Eason and Ashley Vines Eason** Whose mailing address is 151 Churchill Dr. Maylene, AL 35114 (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in SHELBY County, Alabama, the address of which is **151 Churchill Drive, Alabaster, AL 35007** to wit:
Maylene AL 35114

Lot 202, according to the Map of Cedar Grove at Sterling Gate, Sector 2, Phase 5, as recorded in Map Book 28, Page 91, in the Probate Office of Shelby County, Alabama. .

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.

Note: \$157,003.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

DEED EFFECTIVE 04/27/2015

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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.

514-3324

IN WITNESS WHEREOF, the undersigned, have hereunto set his/her/their hand(s) and seal(s) this the 23 day of APRIL, 2015.

Michael R. Wiczorek
Michael R. Wiczorek

Julie Wiczorek
Julie Wiczorek

STATE OF Tennessee

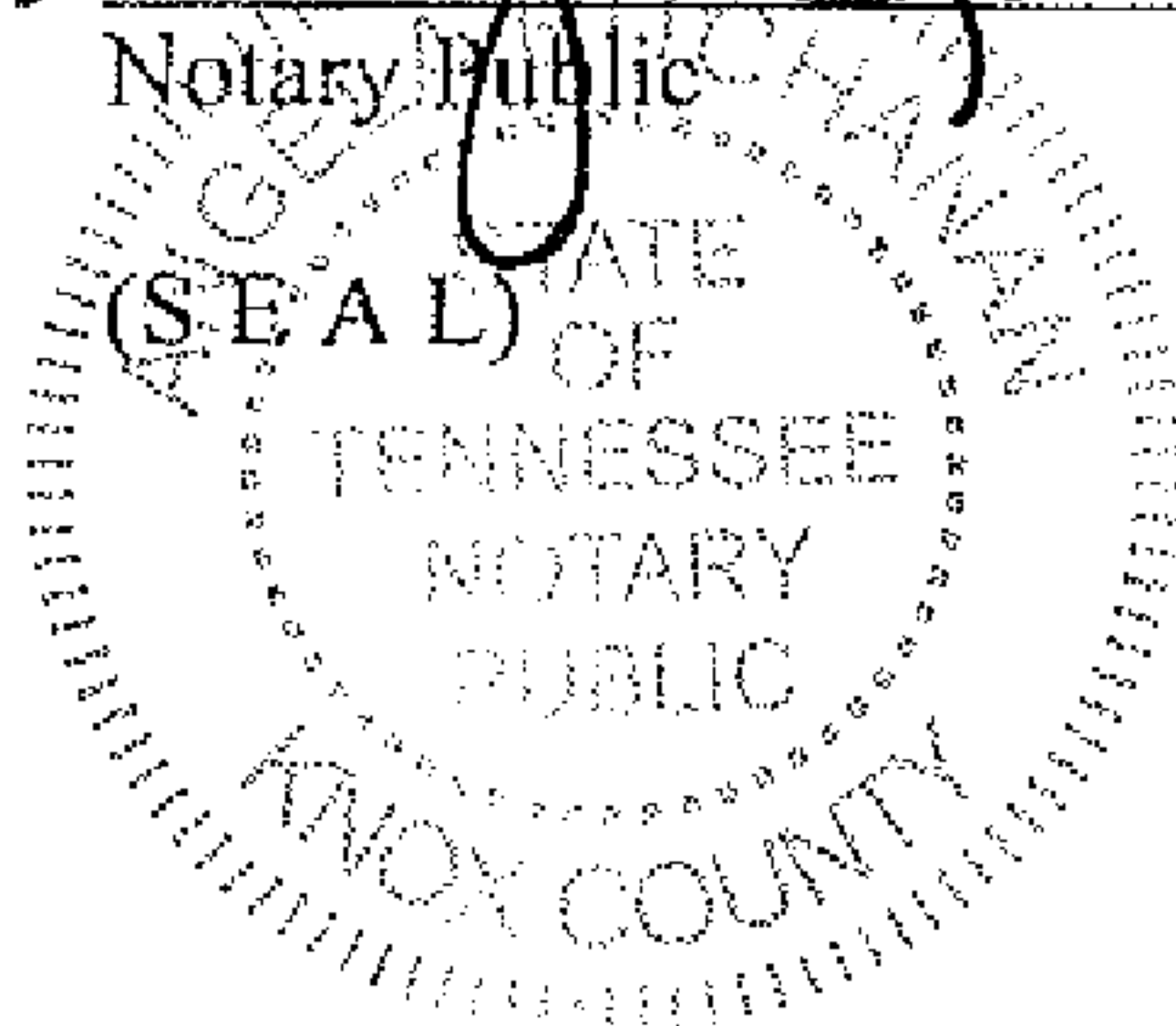
Knox County ss:

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Michael R. Wiczorek and Julie Wiczorek** 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 this conveyance she executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 23rd day of April 2015.

My Commission Expires:

Angela Buchanan
Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/29/2015 08:25:15 AM
\$20.00 CHERRY
20150429000138330

James W. Fuhrmeister