

Send Tax Notice To:  
William Andrew Connell  
Elizabeth Jane Bolan

493 Liberty Road  
Chelsea, MA 02543

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

20150429000140340

**04/29/2015 01:13:16 PM**

**DEEDS 1/2**

That in consideration of \$185,000.00, 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 Darin L. Hinnergardt and Teresa Hinnergard, husband and wife, whose mailing address is

8935 N. Britt Ave. Apt 8935 Kansas City, MO 64114 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto William Andrew Connell and Elizabeth Jane Bolan, whose mailing address is \_\_\_\_\_

Jane Bolan, whose mailing address is 493 Liberty Road, Chelsea, AL 35043 (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 493 Liberty Road, Chelsea, AL 35043; 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; \$181,649.00 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 24 day of April 2015.

Darin L. Hinnergardt

Teresa Hinnergard  
Teresa Hinnergard

State of Missouri  
Andrew County

I, The Undersigned, a notary for said County and in said State, hereby certify that Darin L. Hinnergardt and Teresa Hinnergard, 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 24 day of April, 2015.

Mitchel M Rosmolen  
Notary Public  
Commission Expires: 6-5-14  
METCHEL M. ROSMOLEN  
Notary Public-Notary Seal  
STATE OF MISSOURI  
Andrew County

My Commission Expires June 5, 2016

NOTE: THIS DEED SHALL BE MADE EFFECTIVE Commission # 12351134

S15-0876HUD

**20150429000140340 04/29/2015 01:13:16 PM DEEDS 2/2**  
**EXHIBIT "A"**  
**Legal Description**

Tract 16, Chelsea Estates, as recorded in Map Book 5, Page 61, 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  
04/29/2015 01:13:16 PM  
\$20.50 CHERRY  
20150429000140340

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