

20150526000172810  
05/26/2015 01:07:03 PM  
DEEDS 1/2

This instrument was prepared by:  
William H. Halbrooks, Attorney  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
William E. Hudson, Jr.  
1070 Dunsmore Drive  
Chelsea, AL 35043  
(Also Property Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of Three Hundred Ninety-Nine Thousand Nine Hundred and No/100--(\$399,900.00) Dollars. As evidenced by closing statement.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I

Jacquelyn Ledbetter and R. E. Mobley, a married couple  
(Whose address is 1070 Dunsmore Dr., Chelsea, AL 35043)  
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

William E. Hudson, Jr. and Malina T. Hudson  
(Whose address is the property address)

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama to-wit:

See Attached Exhibit "A"

Subject to: all easements, taxes, restrictions, rights of way of record.

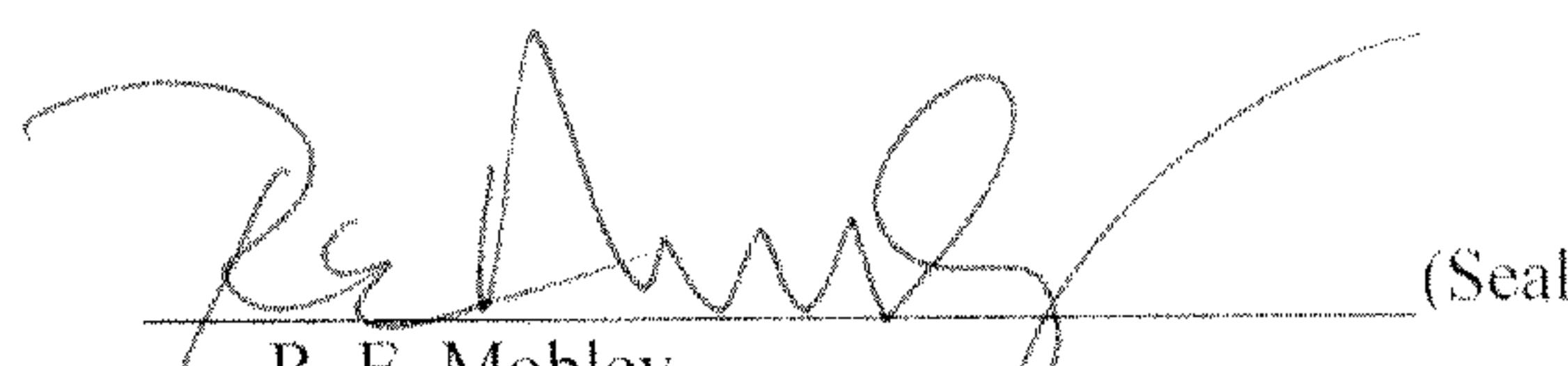
\$ 413,096.00 of the Purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees 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 22nd day of May, 2015.

  
Jacquelyn Ledbetter (Seal)

  
R. E. Mobley (Seal)

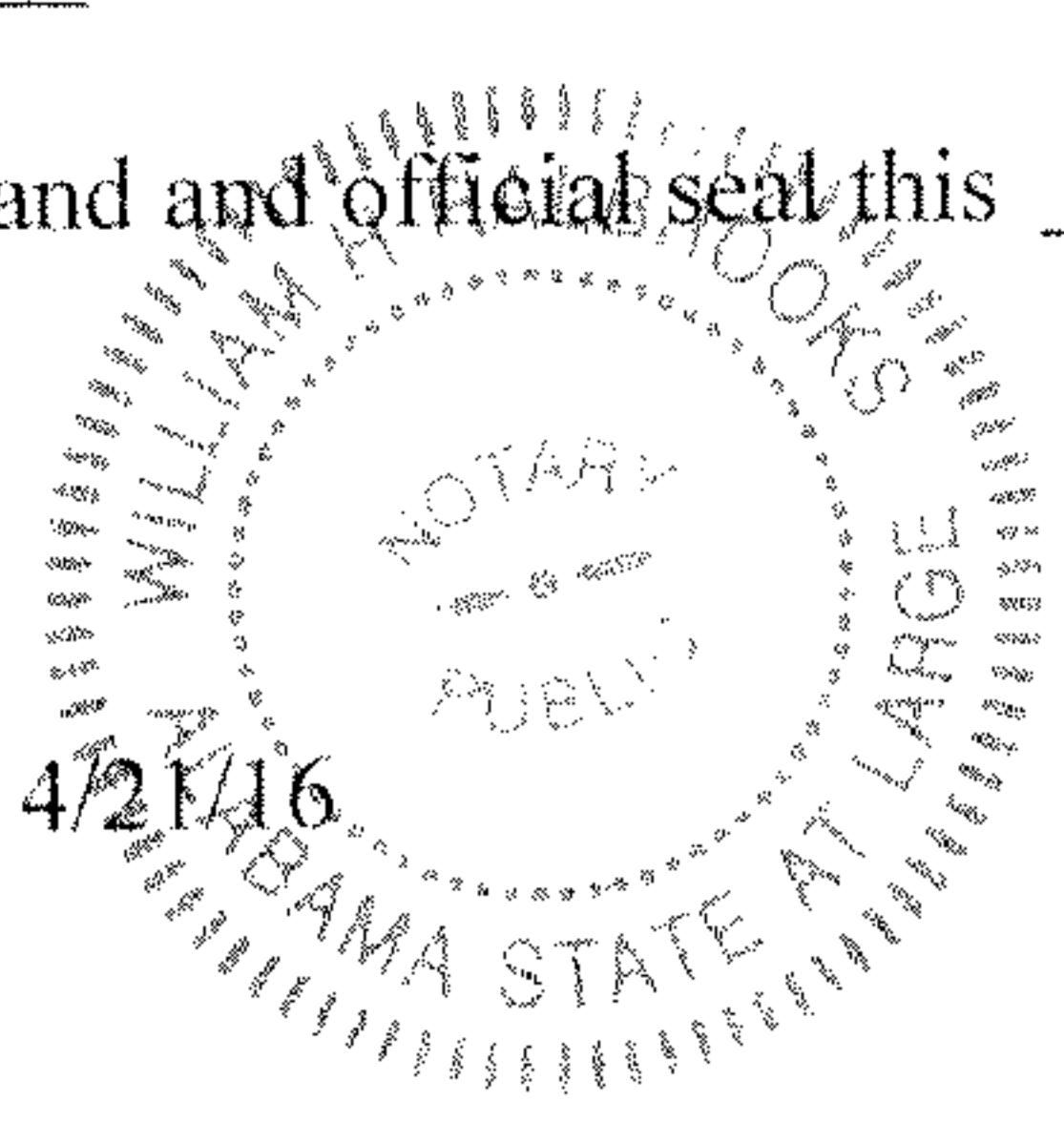
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify Jacquelyn Ledbetter and R. E. Mobley, 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 22nd day of May, A.D., 2015.

My Commission Expires: 4/21/16



  
Notary Public: William H. Halbrooks

**Exhibit "A"**

**Attached Legal Description**

**Lot 1-102, according to the Map and Survey of Chelsea Park, 1st Sector, Phase I & II, as recorded in Map Book 34, Page 21 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.**

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 1st Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041026000590790, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/26/2015 01:07:03 PM  
\$18.00 CHERRY  
20150526000172810

A handwritten signature in black ink, which appears to be "J.W. Fuhrmeister", is placed over the bottom right of the recorded information.