

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

Send Tax Notice To:  
Keisha & Nicholas Parker  
159 Grove Hill  
Alabaster, AL 35244

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA )  
 ) KNOWALL MEN BY THESE PRESENTS  
SHELBY COUNTY )

That in consideration of \$186,000.00, 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 Keisha Ruggs formerly known as Keisha Walters and Archie Ruggs, III, Husband and Wife, whose mailing address is

3501 Link valley drive # 401 Houston TX 77025 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Keisha B. Parker and Nicholas A. Parker, whose mailing address is

159 Grove Hill 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 159 Grove Hill, 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: \$176,700.00 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 20<sup>th</sup> day of May, 2015.

Deed Effective 05/27/2015

Keisha Ruggs  
Keisha Ruggs  
Archie Ruggs, III  
Archie Ruggs, III

State of TEXAS  
HARRIS County

I, The Undersigned, a notary for said County and in said State, hereby certify that Keisha Ruggs formerly known as Keisha Walters and Archie Ruggs, III, 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 20 day of May, 2015.

[Signature]  
Notary Public  
Commission Expires: 6-11-2016

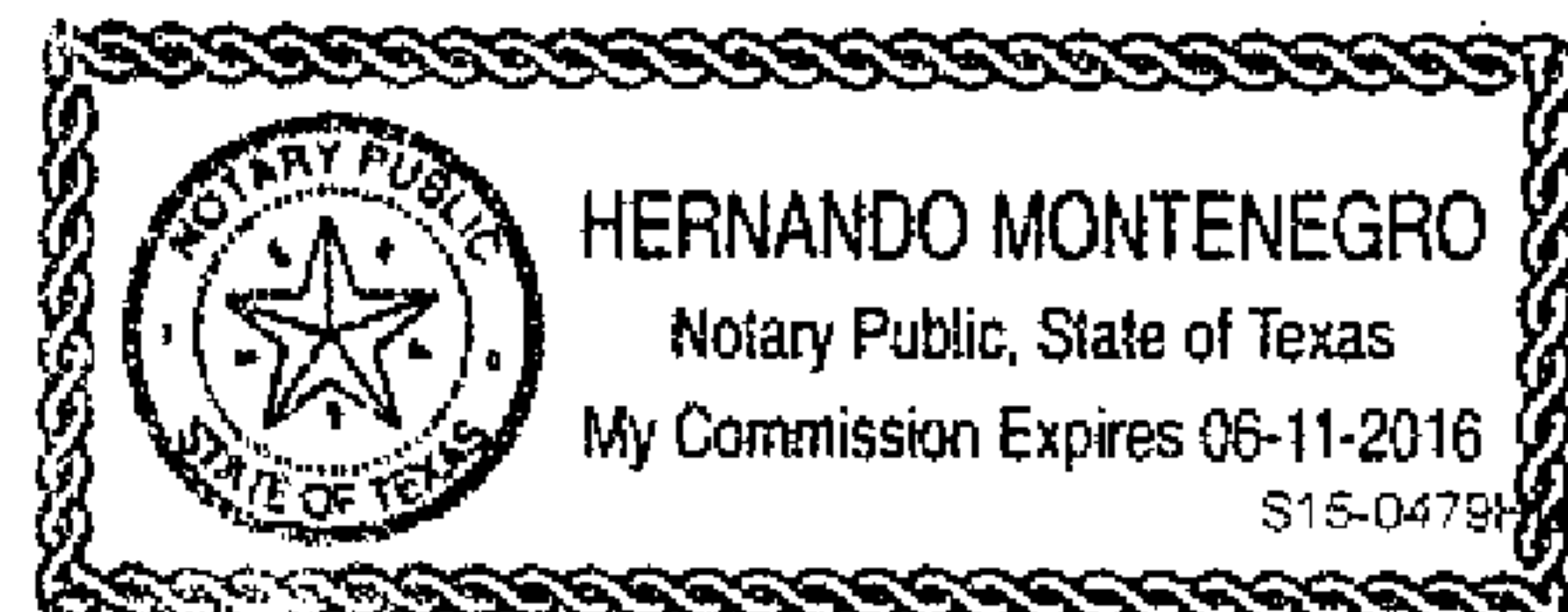


EXHIBIT "A"  
Legal Description

Lot 26, according to the Survey of Park Forest, Sector 7, Phase 2, as recorded in Map Book 19, Page 169, 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  
05/29/2015 09:08:55 AM  
\$27.50 DEBBIE  
20150529000177270

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".