

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

20150615000198150
06/15/2015 08:22:21 AM
DEEDS 1/2

Send Tax Notice To:
Dianne Michelle Thompson
437 Cambrian Ridge Trail
Pelham, AL 35124

Warranty Deed

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$118,000.00, 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 Mark Hand and Barbara Hand, husband and wife, whose mailing address is 284 Annmersee Lakes Dr., Montevallo, AL 35115 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Dianne Michelle Thompson, whose mailing address is 437 Cambrian Ridge Trl., Pelham, AL 35124 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 437 Cambrian Ridge Trail, Pelham, AL 35124; 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 to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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: \$118,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Mark Hand and Barbara Hand, husband and wife has/have hereunto set his/her/their hand(s) and seal(s) , this 12th day of June, 2015.

Mark Hand
Mark Hand
Barbara Hand
Barbara Hand

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Mark Hand and Barbara Hand, 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 12th day of June, 2015.

Jack R. Thompson, Jr.
Notary Public
Commission Expires: 10/31/2016

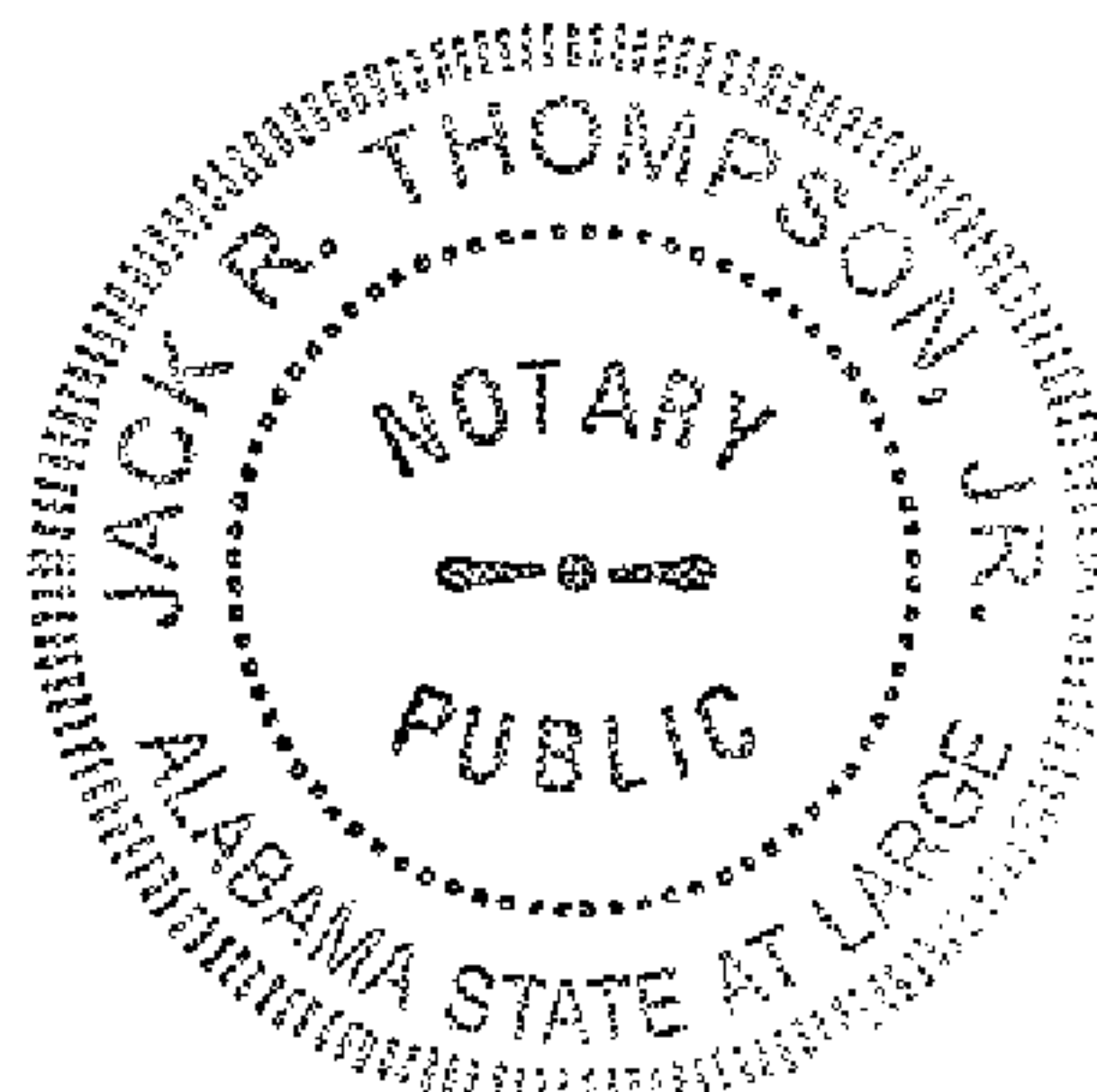
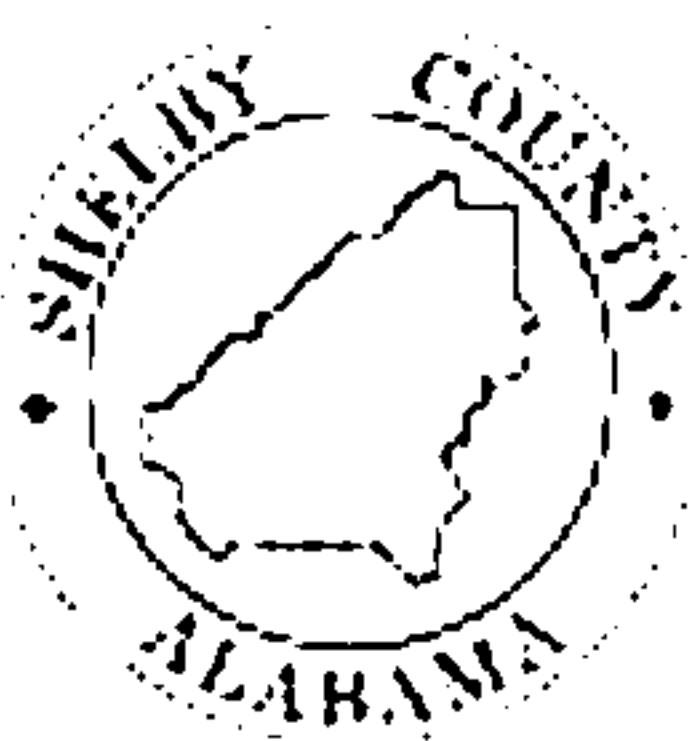


EXHIBIT "A"
Legal Description

Lot 66, according to the Survey of Cambrian Ridge, Phase 3, as recorded in Map Book 21, Page 147, 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
06/15/2015 08:22:21 AM
\$312.00 CHERRY
20150615000198150

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