

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 **201506180001**

Send Tax Notice To:
Chris Golden & Kerri Golden
21017 Tobits Ter.
Alabaster, AL 35007

20150618000204020 06/18/2015
08:28:13 AM DEEDS 1/2

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$19,000.00, 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 Jess Adam Morgan and Joann Marie Morgan, whose mailing address is 110 Eagle Dr. Maylene, AL 35114 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Chris Golden and Kerri Golden, whose mailing address is 107 Tahiti Ter. Alabaster, AL 35000 (herein referred to 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 156 Highway 200, Montevallo, AL 35115; 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 ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.

Subject to restrictions, reservations, conditions, and documents of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Note: \$ 1000 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 16th day of June, 2015.

Jess Adam Morgan

Joann Marie Morgan

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jess Adam Morgan and Joann Marie Morgan, 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 16th day of June, 2015.

Notary Public
Commission Expires: 3/5/10



EXHIBIT "A"
Legal Description

E 1/2 of the NW 1/4 of SW 1/4 of NE 1/4 of Section 11, Township 24 North, Range 12 East. Being situated, lying and being in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/18/2015 08:28:13 AM
\$36.00 CHERRY
20150618000204020

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