

This instrument was prepared by:

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3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

20150702000223250

07/02/2015 12:31:44 PM

DEEDS 1/2

Send Tax Notice To:

Julie + Robert Ward
133 Big Oak Dr.
Maylene, AL 35114

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of \$234,500.00, 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 Leo Cecchini and Cynthia Cecchini, Husband and Wife, whose mailing address is 5206 South Shades Crest Rd. Bessemer, AL 35022, -- (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Julie C. Ward and Robert C. Ward, whose mailing address is 133 Big Oak Dr. Maylene, AL 35114 (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 133 Big Oak Drive, Maylene, AL 35114; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

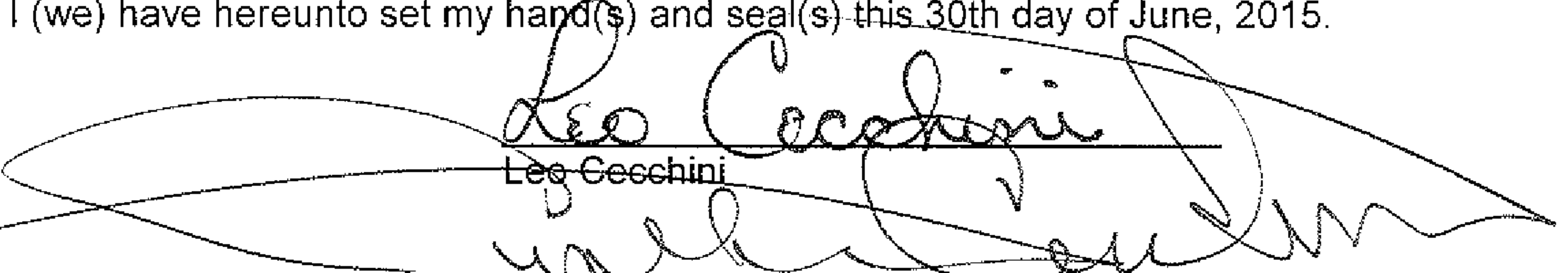
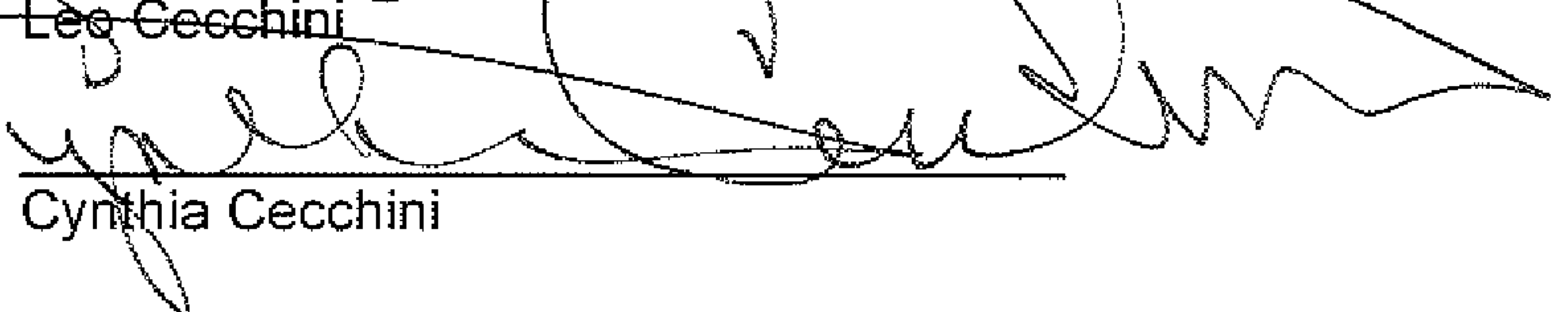
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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; \$222,775.00 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 30th day of June, 2015.

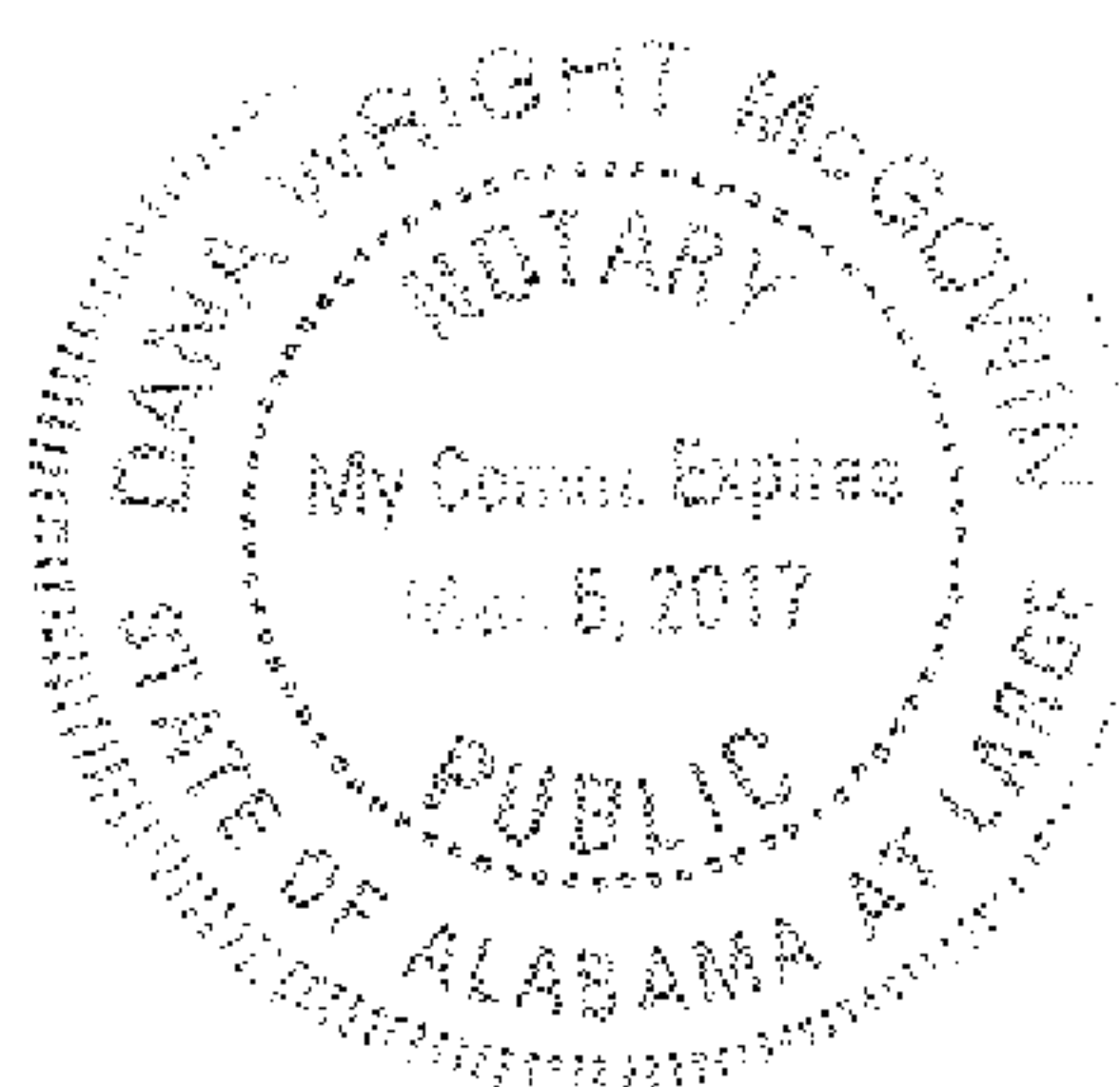

Leo Cecchini

Cynthia Cecchini

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Leo Cecchini and Cynthia Cecchini, 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 30th day of June, 2015.


Notary Public
Commission Expires: 3/5/17



S15-1659HUD

EXHIBIT "A"
Legal Description

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 3 West, described as follows; Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 16 and go South 89 degrees 34 minutes 35 seconds West along the South boundary of said 1/4-1/4 Section 888.42 feet to the point of beginning; thence continue South 89 degrees 34 minutes 35 seconds West for 197.00 feet; thence North 7 degrees 11 minutes 50 seconds East for 635.56 feet to the South boundary of Big Oak Drive; thence North 88 degrees 51 minutes 40 seconds East along said boundary 240.00 feet; thence South 10 degrees 56 minutes 40 seconds West for 645.68 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/02/2015 12:31:44 PM
\$29.00 CHERRY
20150702000223250

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