

This instrument was prepared by:
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Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
530 Wynlake Ct
Alabaster, AL 35007

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$240,000.00, 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 Michael ^{J.R.} Festino and Konnie R. Festino formerly Known as Konnie R. Clark, Husband and Wife, whose mailing address is 145 FOX VALLEY DRIVE MAYLENE AL 35114 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto William Truxal and Sally Truxal, whose mailing address is 530 Wynlake Ct. Alabaster, AL 35007 (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 530 Wynlake Ct, 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; \$162,500.00 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 8th day of July, 2015.

Michael L. Festino
Michael L. Festino
Konnie R. Festino
Konnie R. Festino f/k/a Konnie R. Clark

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Michael ^{J.R.} Festino and Konnie R. Festino, f/k/a Konnie R. Clark 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 8th day of July, 2015.

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

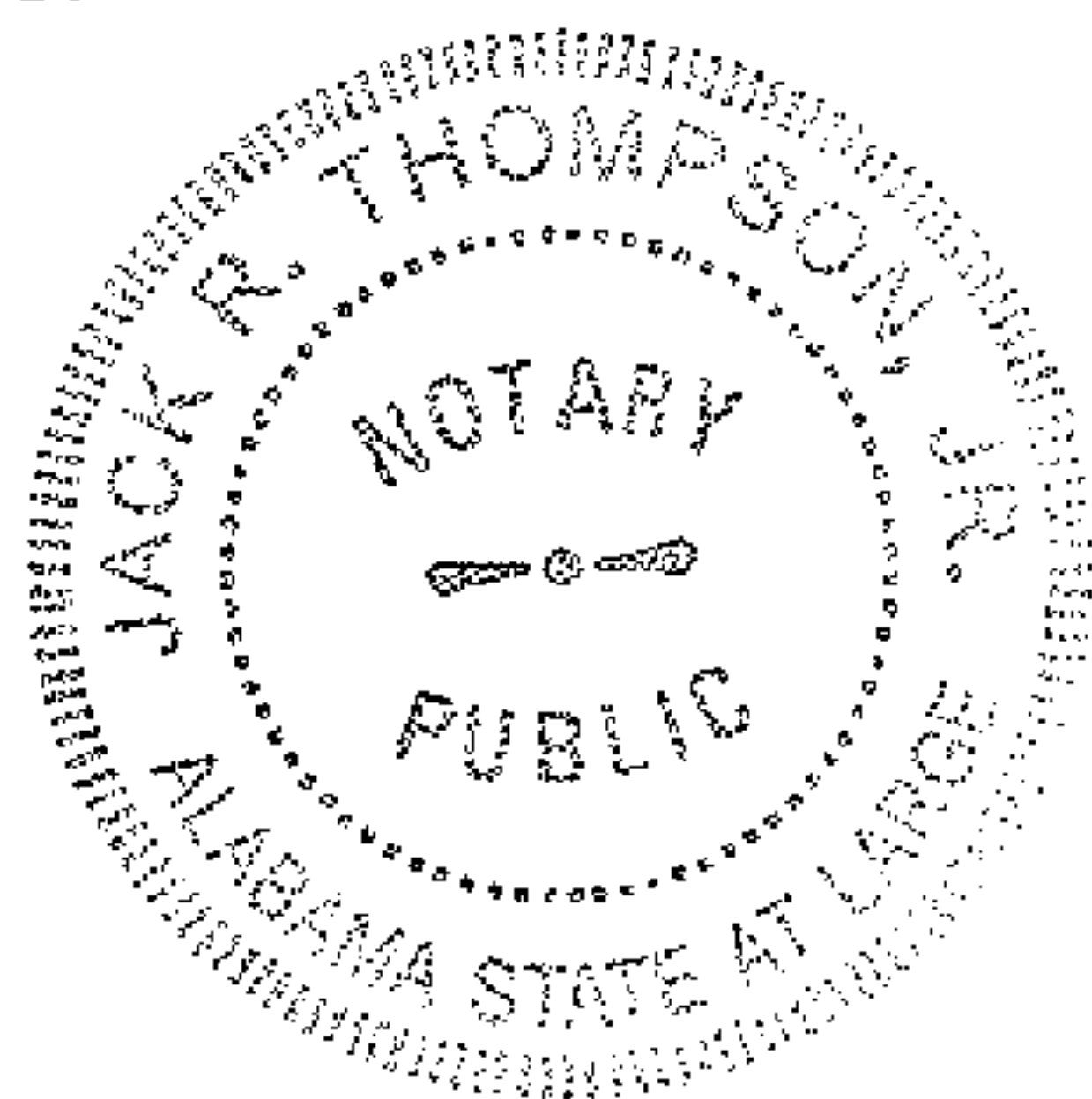
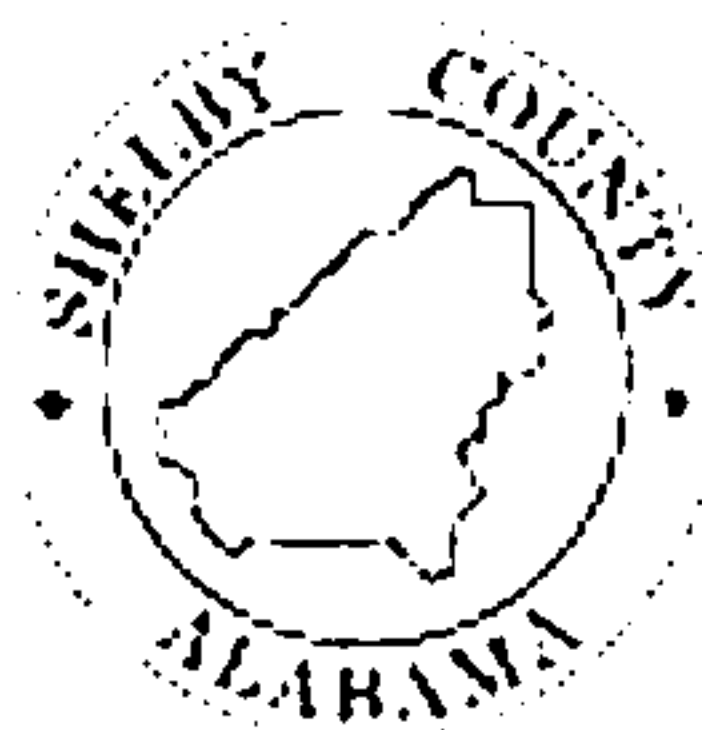


EXHIBIT "A"
Legal Description

Lot 42, according to the Survey of Phase II, Wynlake Subdivision, as recorded in Map Book 20, Page 12, 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
07/13/2015 10:09:14 AM
\$94.50 CHERRY
20150713000235530

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