

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:  
Eric Mumper & Heather Mumper  
380 North Lake Road  
Birmingham, AL 35242

20150724000252400 07/24/2015 12:45:50 PM 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 \$507,000.00, 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 Ngoc Vo Tuyen and Carl Allen Case, wife and husband, whose mailing address is 1093 Laurel Knoll Ct. Brentwood TN 37021 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Eric Mumper and Heather Mumper, whose mailing address is 380 North Lake Road, Birmingham, AL 35242 (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 380 North Lake Road, Birmingham, AL 35242; 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 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 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: \$417,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 23rd day of July, 2015.

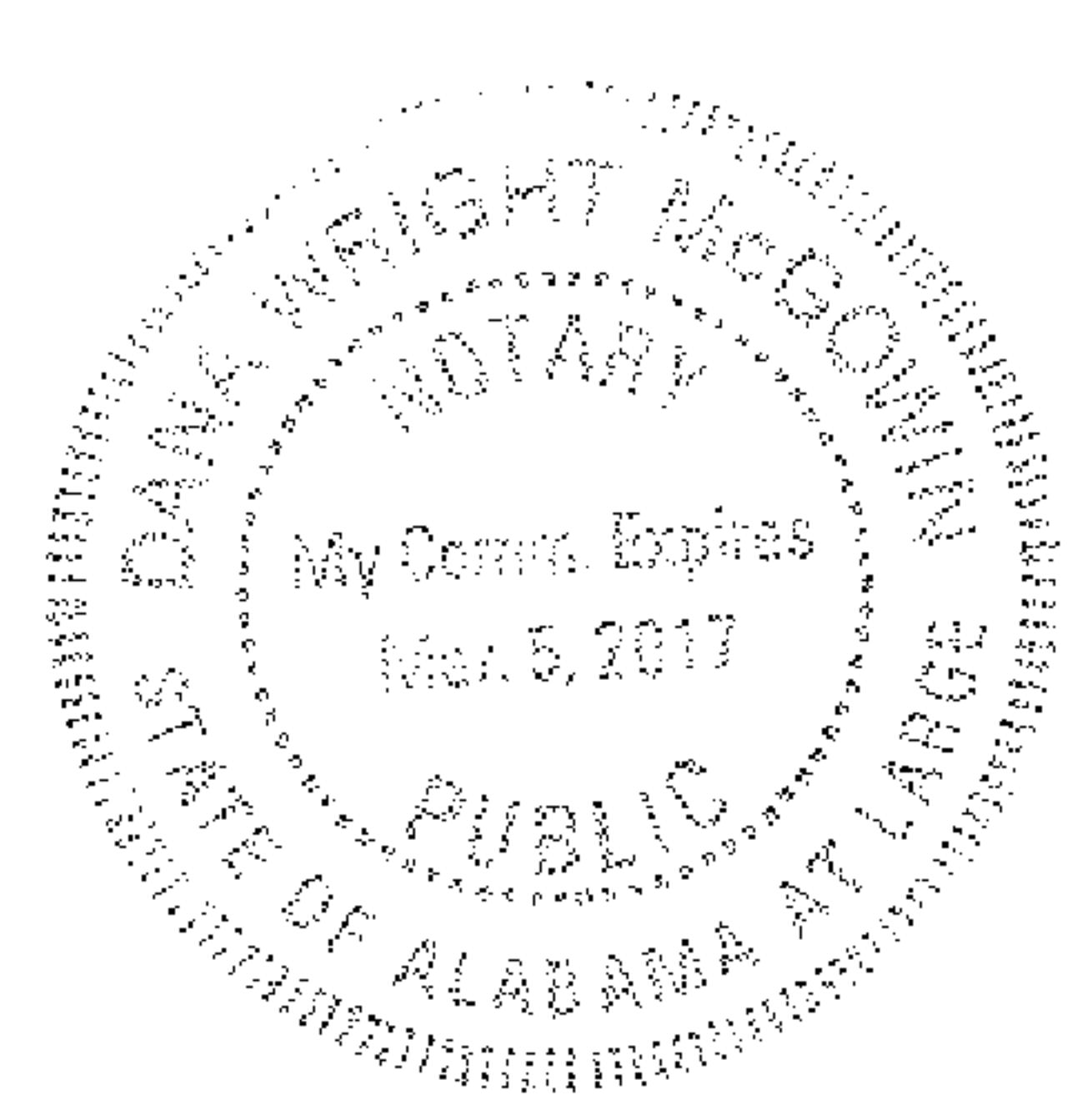
Ngoc Vo Tuyen  
Carl Allen Case

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Ngoc Vo Tuyen and Carl Allen Case, 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 23rd day of July, 2015.

Notary Public  
Commission Expires: 3/5/20



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EXHIBIT "A"  
Legal Description

Lot 36, according to the First Amended Map of the Resurvey of Lot 36 of the First Amended Plat of Greystone Farms North, Phase 1, as recorded in Map Book 30, Page 16, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/24/2015 12:45:50 PM  
\$107.00 CHERRY  
20150724000252400

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