

WARRANTY DEED

This Instrument Was Prepared By:

Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:

Jack Rushing Brunson, II
Emily Louise Hoppe
202 Beaver Crest Cir
Pelham, AL 35124-2669

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ninety-Four Thousand and 00/100 Dollars (\$194,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Josephine A. Marino**, an unmarried woman (herein referred to as Grantor) does grant, bargain, sell and convey unto **Jack Rushing Brunson, II** and **Emily Louise Hoppe** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See attached Exhibit "A" for legal description

Josephine A. Marino is the surviving grantee of that deed recorded in Instrument #2001-38578, the other grantee, Frank A. Marino having died on January 1, 2014.

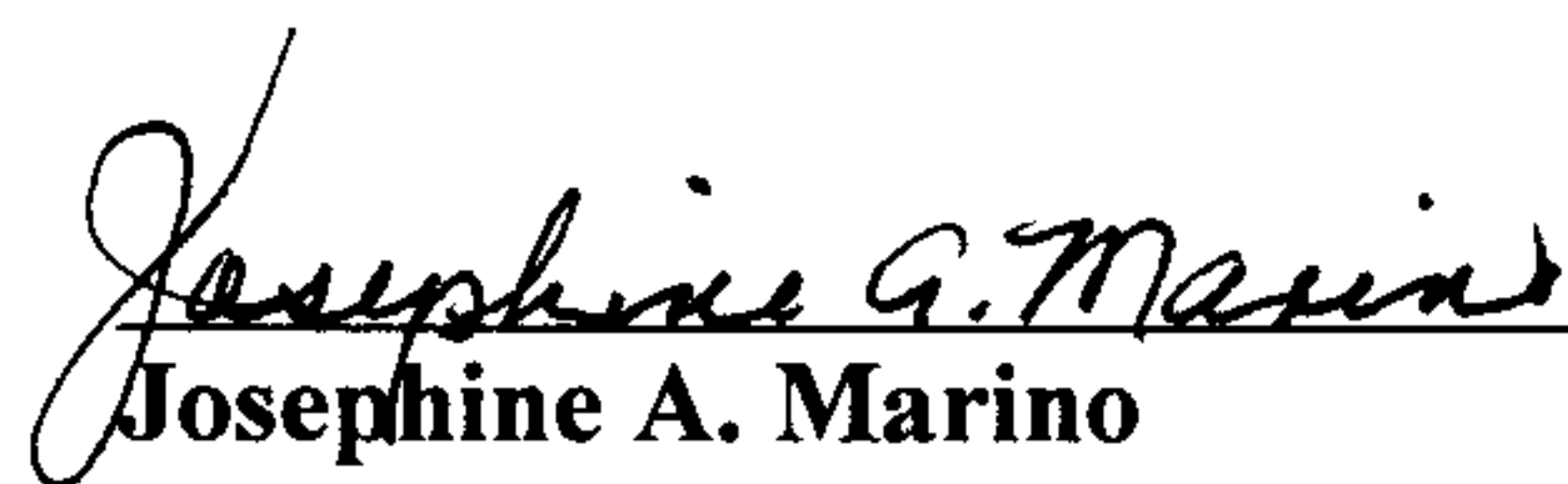
\$155,200.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

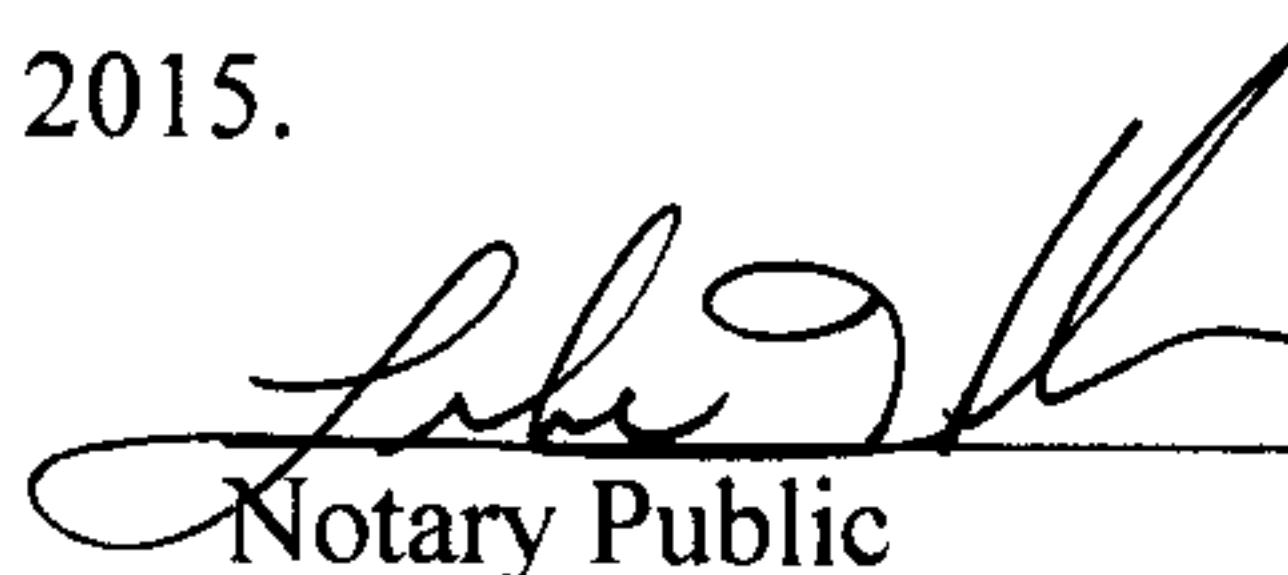
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this August 3, 2015.

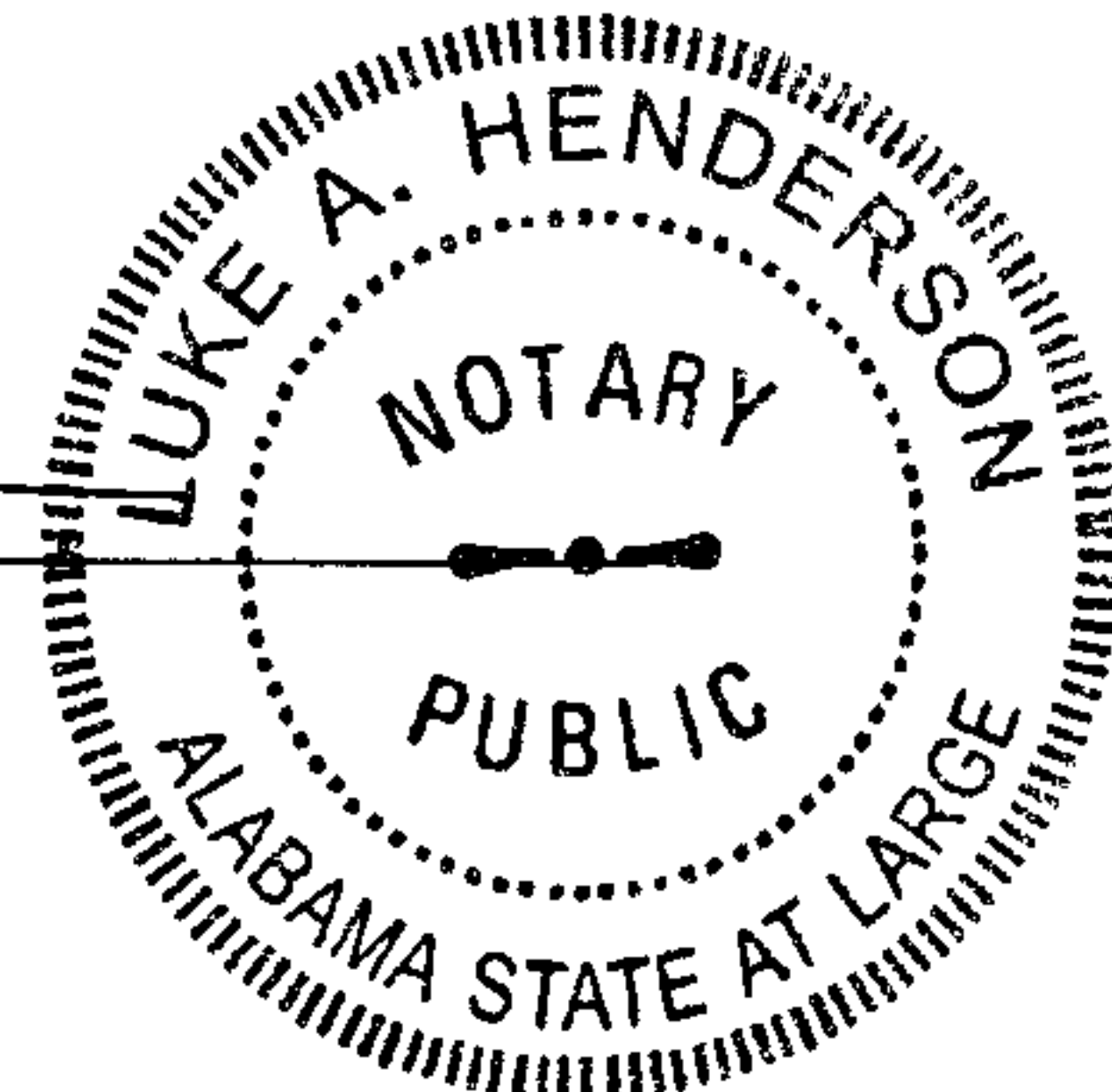

Josephine A. Marino

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Josephine A. Marino, an unmarried woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Josephine A. Marino executed the same voluntarily on the day the same bears date.

Given under my hand and seal this August 3, 2015.


Notary Public



My Commission Expires: 7/26/16

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 40, according to the Survey of Beaver Creek Preserve Third Sector, as recorded in Map Book 27, Page 91, in the Office of the Judge of Probate of Shelby County, Alabama, LESS AND EXCEPT the following described part of said Lot 40:


Beginning at an existing iron rebar being the locally accepted Northeast corner of said Lot 40 and run in a Southeasterly direction, along the East line of said Lot 40, for a distance of 47.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 168 degrees 25 minutes 50 seconds and run in a Northwesterly direction for a distance of 49.38 feet to an existing iron rebar set by Laurence D. Weygand and being on the North line of said Lot 40 and being 10.0 feet West of the point of beginning; thence turn an angle to the right of 109 degrees 30 minutes 16 seconds and run in a Northeasterly direction along the North line of said Lot 40 for a distance of 10.0 feet, more or less, to the point of beginning.

ALSO, including the following part of Lot 41, according to the Survey of Beaver Creek Preserve Third Sector, as recorded in Map Book 27, Page 91, in the Office of the Judge of Probate of Shelby County, Alabama:

Beginning at an existing iron rebar being the locally accepted Northwest corner of said Lot 40, run in a Southerly direction along the West line of said Lot 40 for a distance of 58.77 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 168 degrees 21 minutes 33 seconds and run in a Northwesterly direction for a distance of 59.40 feet to an existing iron rebar set by Laurence D. Weygand being on the North line of Lot 41 in said Beaver Creek Preserve Third Sector and being 12.0 feet West of the point of beginning; thence turn an angle to the right of 98 degrees 48 minutes 38 seconds and run in a Easterly direction along the North line of said Lot 41 for a distance of 12.0 feet, more or less, to the point of beginning.

Grantor's Address:
Josephine A. Marino
649 Wynlake Cove
Alabaster, AL 35007

Property Address:
202 Beaver Crest Cir.
Pelham, AL 35124-2669


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Shelby Cnty Judge of Probate, AL
08/07/2015 03:40:53 PM FILED/CERT