

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:  
Joseph Clete Foshee  
Sharon Stoudenmire Foshee  
10 Sweet Gum Lane  
chelsea, AL 35043

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$265,000.00, 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 Elizabeth Ann Burdette, Personal Representative of Estate of E. Frost, deceased, Porbate Case No. PR-2015-00283

Mary E. Frost was the Surviving grantee of that certain deed recorded in Instrument # 1999-27432, the other grantee Joseph D. Frost having died on December 2, 2000., whose mailing address is 1851 Hwy. 69 Chelsea, AL 35043 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Joseph Clete Foshee and Sharon Stoudemire Foshee, whose mailing address is 10 Sweet Gum Lane, Chelsea, AL 35043 (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 10 Sweet Gum Lane, Chelsea, AL 35043; 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 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 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: \$270,697.00 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 7th day of August, 2015.

Elizabeth Ann Burdette, Personal Representative  
of Estate of E. Frost, deceased, Probate Case  
No. PR-2015-00283

BY: Elizabeth Ann Buckle  
Personal Representative

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Elizabeth Ann Burdette whose name as Personal Representative of the Estate of Mary E. Frost 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 said instrument, She, in her capacity as such Her of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 7th day of August, 2015.

Notary Public

My Commission Expires: 3/5/17



S15-2058HUD

EXHIBIT "A"  
Legal Description

Lot 1, according to the Survey of Yellowleaf Ridge Estates, as recorded in Map Book 18, Page 127, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/11/2015 03:08:24 PM  
\$18.00 JESSICA  
20150811000278770

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