

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:
Michael J. Barrett
4461 Englewood Rd.
Helena, AL 35080

20150824000292830
08/24/2015 10:37:07 AM
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 \$153,000.00, 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 Dawson Harris, Jr. by Randall Williams as Attorney-in-Fact and Nancy Raser Harris a/k/a Nancy Lynn Harris by Randall Williams as Attorney-in-Fact, Husband and Wife, whose mailing address is 12931 Palomar Wy, Santa Ana, CA 92705 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Michael J. Barrett, whose mailing address is 4461 Englewood Rd, Helena, AL 35080 (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 4461 Englewood Rd, Helena, AL 35080; 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; \$150,228.00 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 20th day of August, 2015.

Dawson Harris, Jr. by Randall Williams as Attorney in Fact
Dawson Harris, Jr. by Randall Williams as Attorney-in-Fact
Nancy Raser Harris by Randall Williams as Attorney in Fact
Nancy Raser Harris by Randall Williams as Attorney-in-Fact

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Randall Williams whose name as Attorney in Fact for Dawson Harris, Jr. and Nancy Raser Harris 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, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 20th day of August, 2015.

Dana Wright McGowin
my Commission Expires: 3/5/17



EXHIBIT "A"
Legal Description

Lot 51, according to the Survey of Bridlewood Parc, Sector Three, as recorded in Map Book 20, page 41, 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
08/24/2015 10:37:07 AM
\$20.00 CHERRY
20150824000292830

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