

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:
Casey Andrew Lee
Teth R. Lee
956 Tulip Poplar Lane
Hoover, AL 35244

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

)

20150901000304270

09/01/2015 08:15:40 AM

DEEDS 1/2

That in consideration of \$275,000.00, 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 Benjamin Padd and Valerie Padd, husband and wife, whose mailing address is 12 Blackburn Ln, Hudson, OH 44126 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Casey Andrew Lee and Teth R. Lee, whose mailing address is 956 Tulip Poplar Ln, Hoover, AL 35244 (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 956 Tulip Poplar Ln, Hoover, AL 35244; to-wit:

Lot 1113, according to the Survey of Riverchase Country Club, 18th Addition, as recorded in Map Book 9, Page 86, in the Probate Office of Shelby County, Alabama.

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.

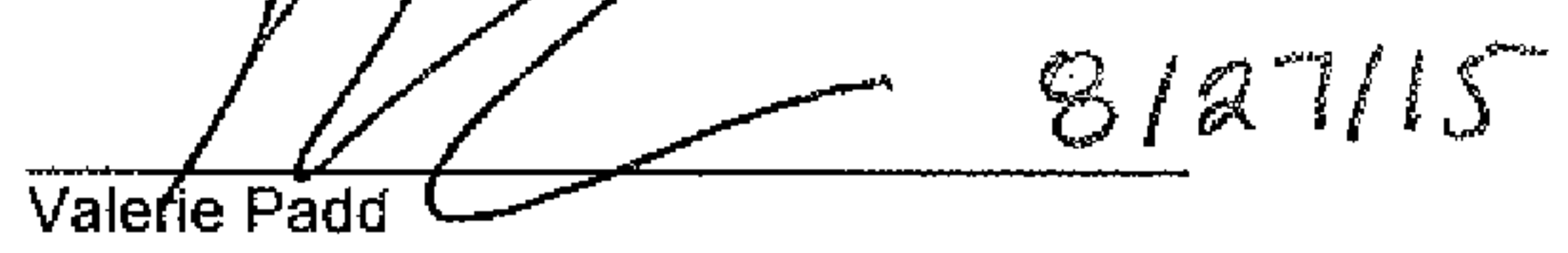
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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: \$ 270,019.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Note: This deed shall be made effective on 8/28/2015.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 26th day of August, 2015.

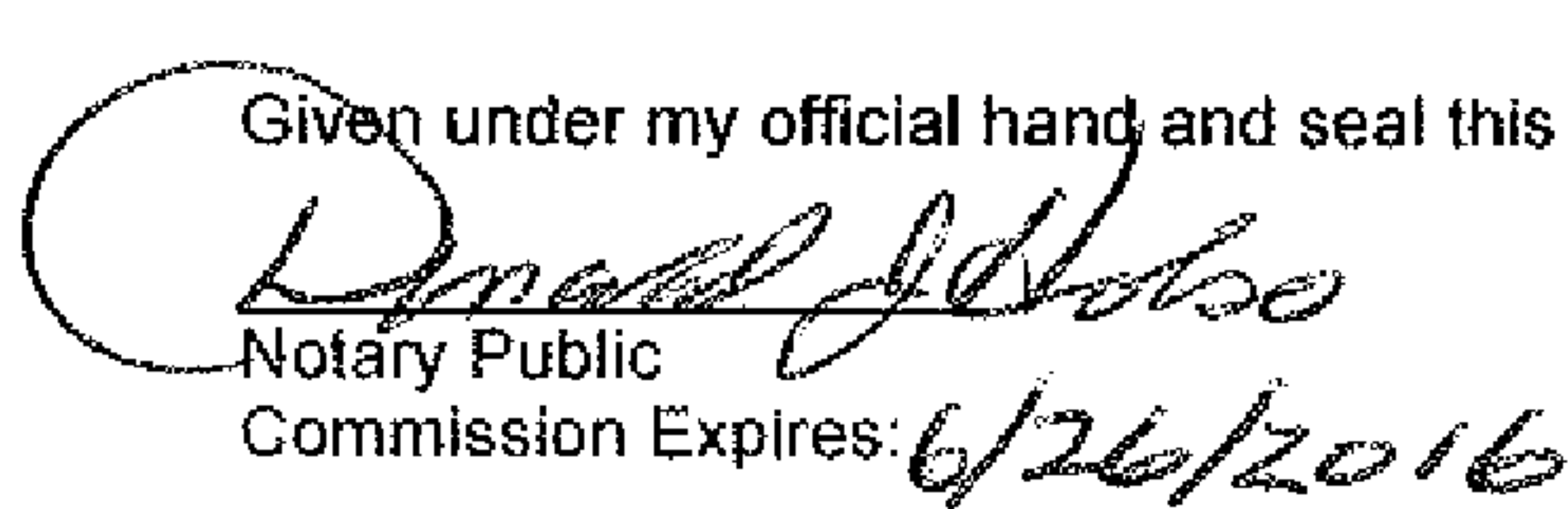

Benjamin Padd

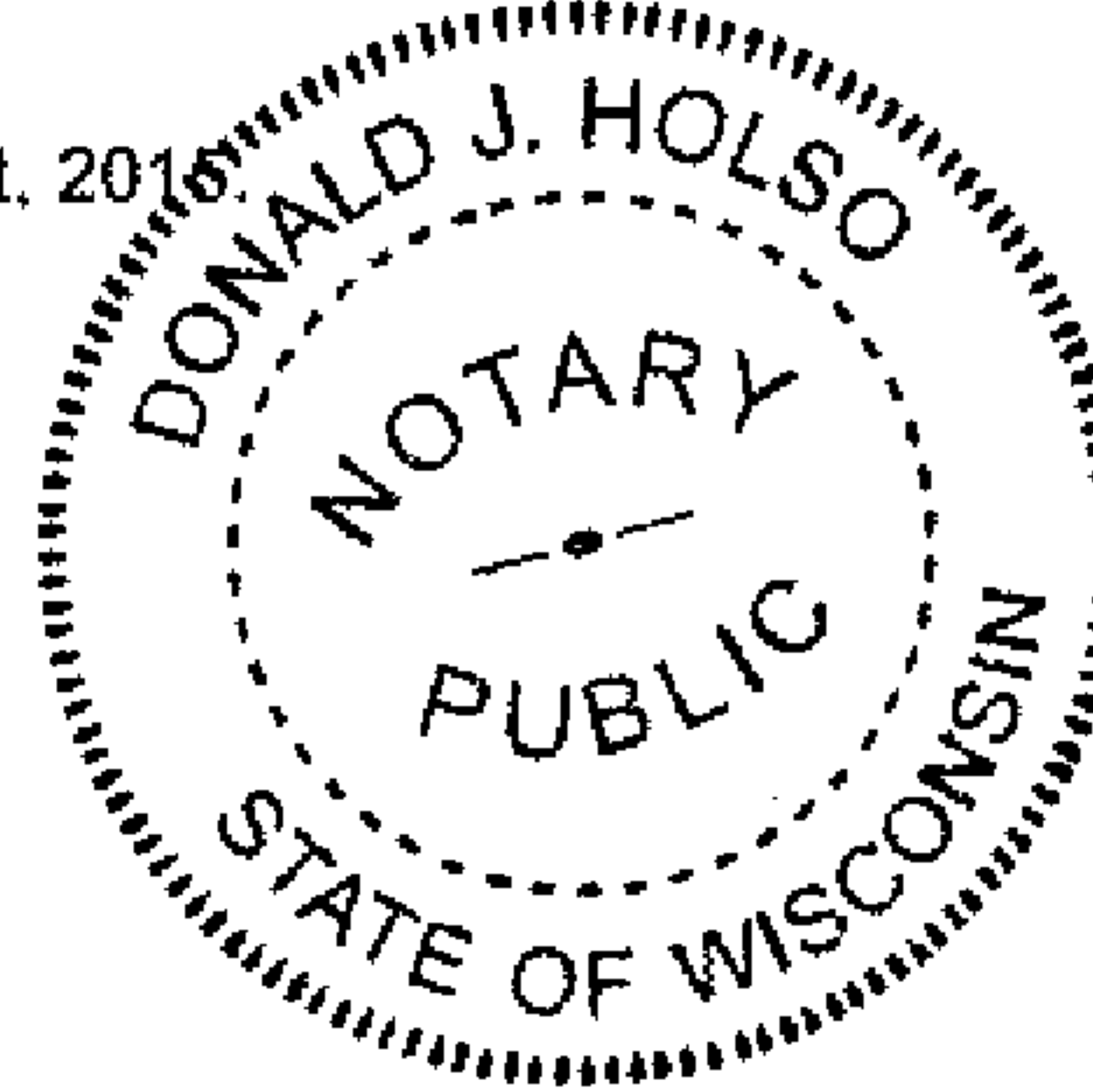

Valerie Padd 8/27/15

State of Wisconsin
Dodge County

I, The Undersigned, a notary for said County and in said State, hereby certify that Benjamin Padd and Valerie Padd, 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.

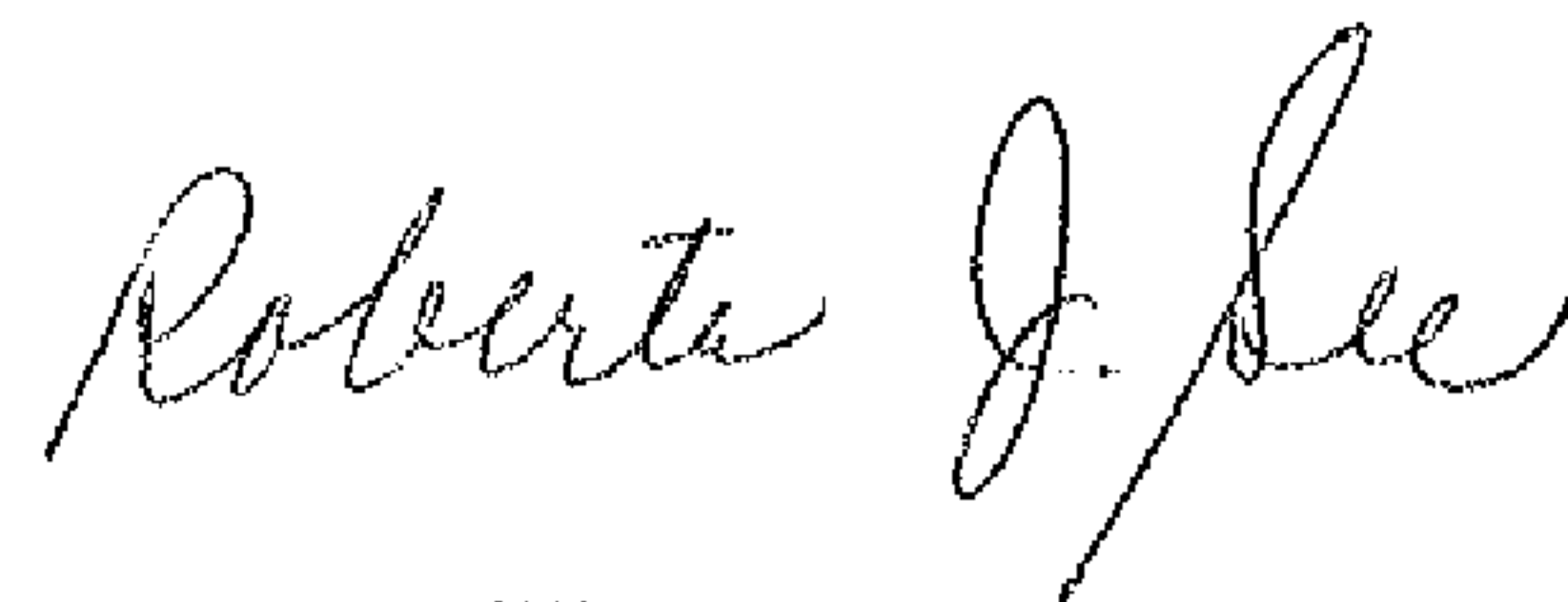
BENJAMIN PADD ONLY

Given under my official hand and seal this the 26th day of August, 2015.

Notary Public
Commission Expires: 6/26/2016



State of Ohio
County of Summit

Before me, a Notary Public in & for the State of Ohio personally appeared Valerie Padd this 27th day of August, 2015.





Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/01/2015 08:15:40 AM
\$22.00 CHERRY
20150901000304270





ROBERTA J. SEE
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
October 01, 2017
Recorded in
Summit County