

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

20150902000306580  
09/02/2015 10:40:22 AM  
DEEDS 1/2

Send Tax Notice To:

3248 River Crest Dr. S.  
Helena, AL 35080

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$195,000.00, 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 Brian Van Dorsten by Patricia S. Van Dorsten as Attorney-in-Fact and Patricia S. Van Dorsten, Husband and Wife, whose mailing address is 448 4th St. N. Cocoa Beach, FL 32931 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto John D. Carson and Alison Carson, whose mailing address is 3248 River Crest Dr. S Helena, AL 35080 (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 3248 River Crest Drive S, 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: \$201,435.00 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 28th day of August, 2015.  
BRIAN VAN DORSTEN BY PATRICIA S. VAN DORSTEN  
AS ATTORNEY-IN-FACT  
Brian Van Dorsten by Patricia S. Van Dorsten as  
Attorney-in-Fact  
[Signature]  
Patricia S. Van Dorsten

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Patricia S. Van Dorsten whose name Individually and as Attorney in Fact for Brian Van Dorsten 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 individually and , inher 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 28th day of August, 2015

[Signature]  
Notary Public

Commission Expires: 3/5/17



S15-2324HUD

EXHIBIT "A"  
Legal Description

Lot 2026, according to the plat of Old Cahaba Phase V, 6th Addition, as recorded in Map Book 37, Page 62, 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  
09/02/2015 10:40:22 AM  
\$18.00 CHERRY  
20150902000306580

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