

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

20150902000307170  
09/02/2015 03:08:25 PM  
DEEDS 1/2

Send Tax Notice To:  
William F. Jackie Pritchard  
216 Wilherran LN  
Pelham, AL 35244

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$274,500.00, 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 James Payton and Wanda S. Payton, Husband and Wife , whose mailing address is 106 Oak Ridge Lane Clanton, AL 35045 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto William Pritchard and Jackie Pritchard, whose mailing address is 216 Wilherran Ln. Pelham, 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 313 Amherst Drive, Birmingham, AL 35242; 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; \$ 0 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 31st day of August, 2015.

James Payton  
James Payton

Wanda S. Payton  
Wanda S. Payton

State of Alabama  
Jefferson County

I, the Undersigned, a notary for said County and in said State, hereby certify that James Payton and Wanda S. Payton, 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.

Given under my official hand and seal this the 31st day of August, 2015.

Dana Wright McGowin  
Notary Public  
Commission Expires: 3/5/17



S15-2348HUD

EXHIBIT "A"  
Legal Description

Lot 84, according to the Survey of Greystone Village, Phase, 1, as recorded in Map Book 18, Page 9,  
Amended in Map Book 20, Page 32, in the Probate Office of Shelby County.

**20150902000307170 09/02/2015 03:08:25 PM DEEDS 2/2**



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/02/2015 03:08:25 PM  
\$291.50 CHERRY  
20150902000307170

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