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: Andrew Elliott and Megan Elliott 2017 Crossvine Road Hoover, AL 35244

WARRANTY DEED - Joint Tenants with Right of Survivorship

| STATE OF ALABAMA SHELBY COUNTY |) | 20150918000327110 |
|---------------------------------|--------------|---|
| |) | KNOWALL MEN BY THESE PRESENTS 09/18/2015 10:13:51 AM DEEDS 1/2 |
| parties hereto, to the undersi | gned granto | amount of which can be verified in the Sales Contract between the (whether one or more), in hand paid by the grantee herein, the David A. Holcomb and April E. Holcomb, husband and wife, |
| whose mailing address is | 16 BIRCH | BALK CINCIE BIRMUNGHAM, AL 3524Z (herein |
| referred to as grantor, whether | er one or mo | ore), grant, bargain, sell and convey unto Andrew Elliott and |

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 2017 Crossvine Rd., Hoover, AL 35244; to-wit:

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.

Megan Elliott, whose mailing address is 2017 Crossvine Road, Hoover, AL 35244 (herein referred to

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; \$201,600.00 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 15th day of September, 2015.

David A. Holcomb

April E. Holcomb

State of Alabama Sheiby County

I, The Undersigned, a notary for said County and in said State, hereby certify that David A. Holcomb and April E. Holcomb, 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 15th day of September, 2015.

Notary Public

Commission Expires: 10 31 20 16

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S15-1144HUD

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EXHIBIT "A" Legal Description

Lot 8, according to the Survey of Second Addition to Riverchase West Residential Subdivision, as recorded in Map Book 7, Page 59, in the Office of the Judge of Probate, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/18/2015 10:13:51 AM
\$39.50 CHERRY
20150918000327110

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