

This instrument was prepared by:

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3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

20150921000329190
09/21/2015 12:02:12 PM
DEEDS 1/2

Send Tax Notice To:

300 Cove Rd
Wilsonville, AL 35186

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of \$135,000.00, 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 Sheilia Quick, Personal Representative of the Estate of Edna J. Vines, deceased, Case no. 3671, Baldwin County, Alabama, whose mailing address is 25453 Overlook Dr. Loxley, AL 36551 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Larry Grimes and Iris Grimes, whose mailing address is 380 Cove Road Wilsonville, AL 35186 (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 380 Cove Road, Wilsonville, AL 35186; 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; \$128,250.00 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 18th day of September, 2015.

Estate of Edna J. Vines, deceased

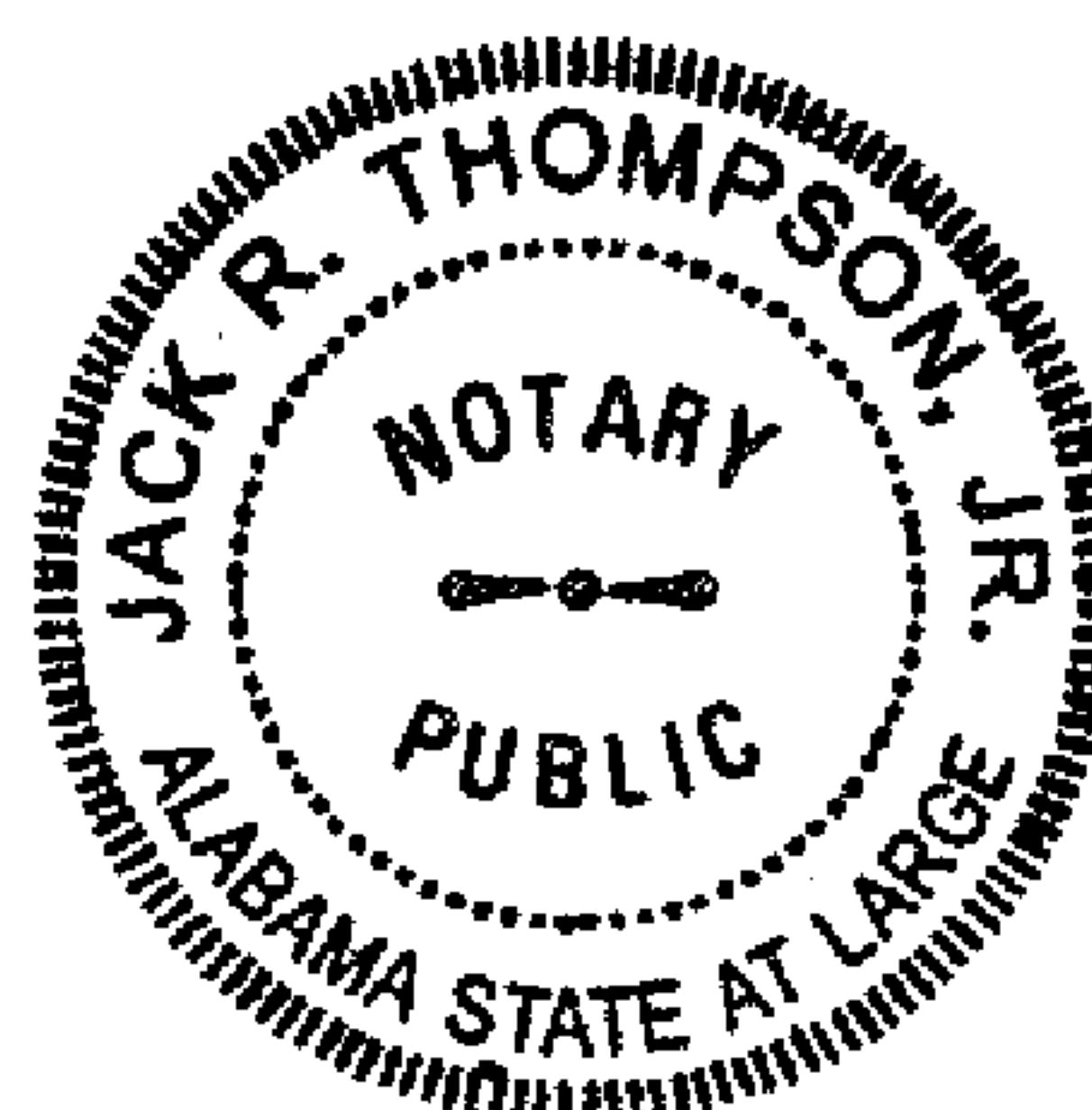
BY Sheilia Quick, Personal Representative
Sheilia Quick, Personal Representative

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Shelia Quick whose name as Personal Representative of the Estate of Edna J. Vines 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, in her capacity as such her of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 18th day of September, 2015.

Notary Public
Commission Expires: 10/31/2016



S15-2166HUD

EXHIBIT "A"
Legal Description

Lot 16, in Block 2, according to the Survey of Parker Subdivision, as recorded in Map Book 5, Page 27, in the Office of the Judge of Probate of Shelby County, Alabama.

20150921000329190 09/21/2015 12:02:12 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/21/2015 12:02:12 PM
\$24.00 CHERRY
20150921000329190

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.