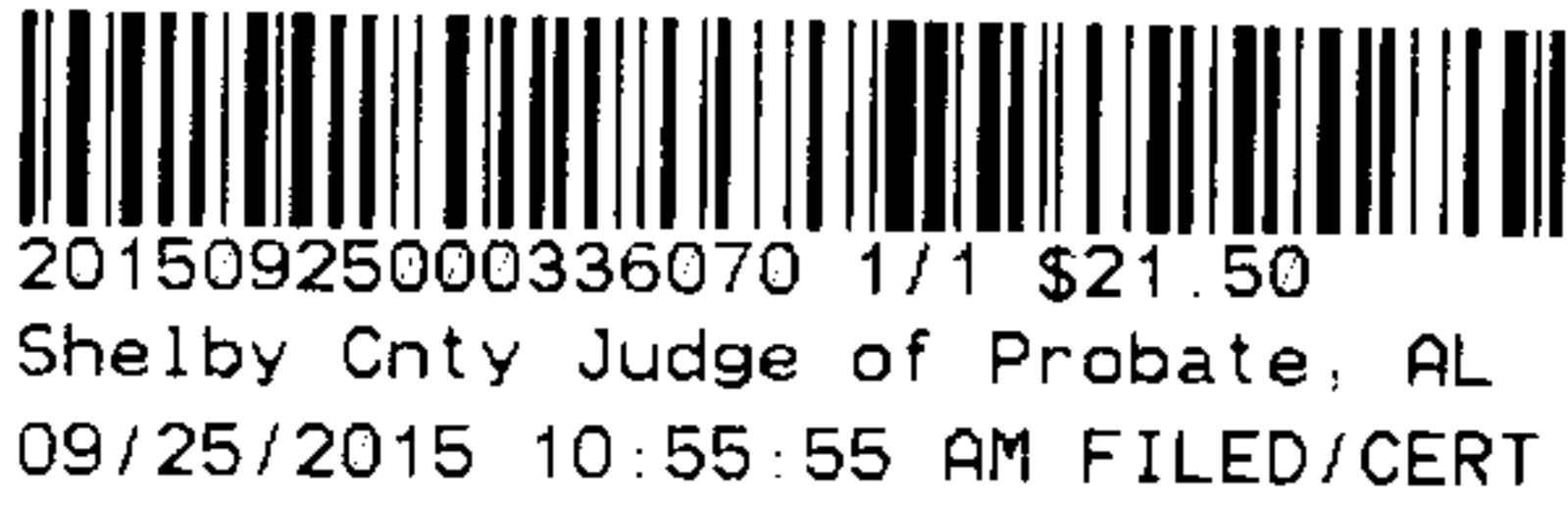


**This instrument was prepared by:**  
**Kenneth B. St. John, Attorney-at-Law**  
**1900 Indian Lake Drive**  
**Birmingham, AL 35244**  
**File # 2015-08-4803**  
**Documentary Evidence: Sales Contract**



**Send tax notice to:**  
**Lakecia Davis and**  
**Jerome C. Scales, III**  
**135 Narrows Creek Drive**  
**Birmingham, AL 35242**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) by the Grantee(s) herein, the receipt and sufficiency of which are hereby acknowledged, we, **Lonita P. Hilliard, and Spouse, Donald R. Hilliard** (hereinafter referred to as “Grantors”) do by these presents grant, bargain, sell, and convey unto **Lakecia Davis and Jerome C. Scales, III** (hereinafter referred to as “Grantees”) as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama**, to-wit:

**Lot 35, according to the Amended Map of Narrows Creek, as recorded in Map Book 27 page 81, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Together with the non-exclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions, recorded in Inst. #2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the “Declaration”).**

Property Address: 135 Narrow Creek Drive, Birmingham, AL 35242

SUBJECT TO: Ad valorem taxes and assessments for 2015 and all subsequent years not yet due and payable; any prior reservation, severance, or conveyance of minerals and mining rights; any riparian rights; and all easements, rights-of-way, transmission lines, building and setback lines, restrictions, covenants and encumbrances of record.

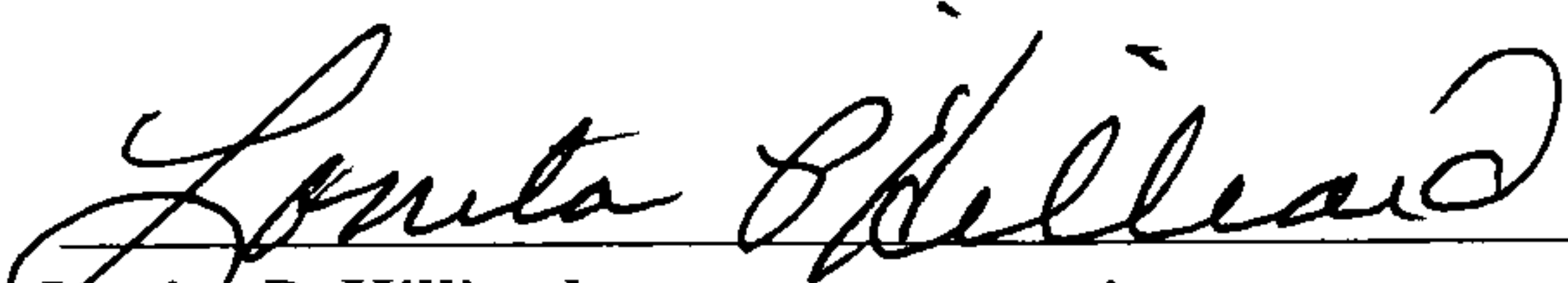
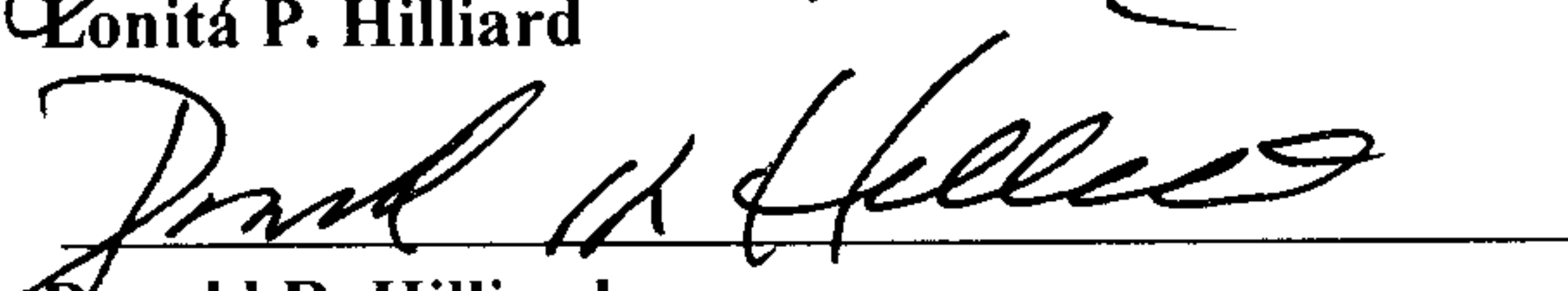
\$242,500.00 of the consideration herein is derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals, this the **23rd day of September, 2015**.

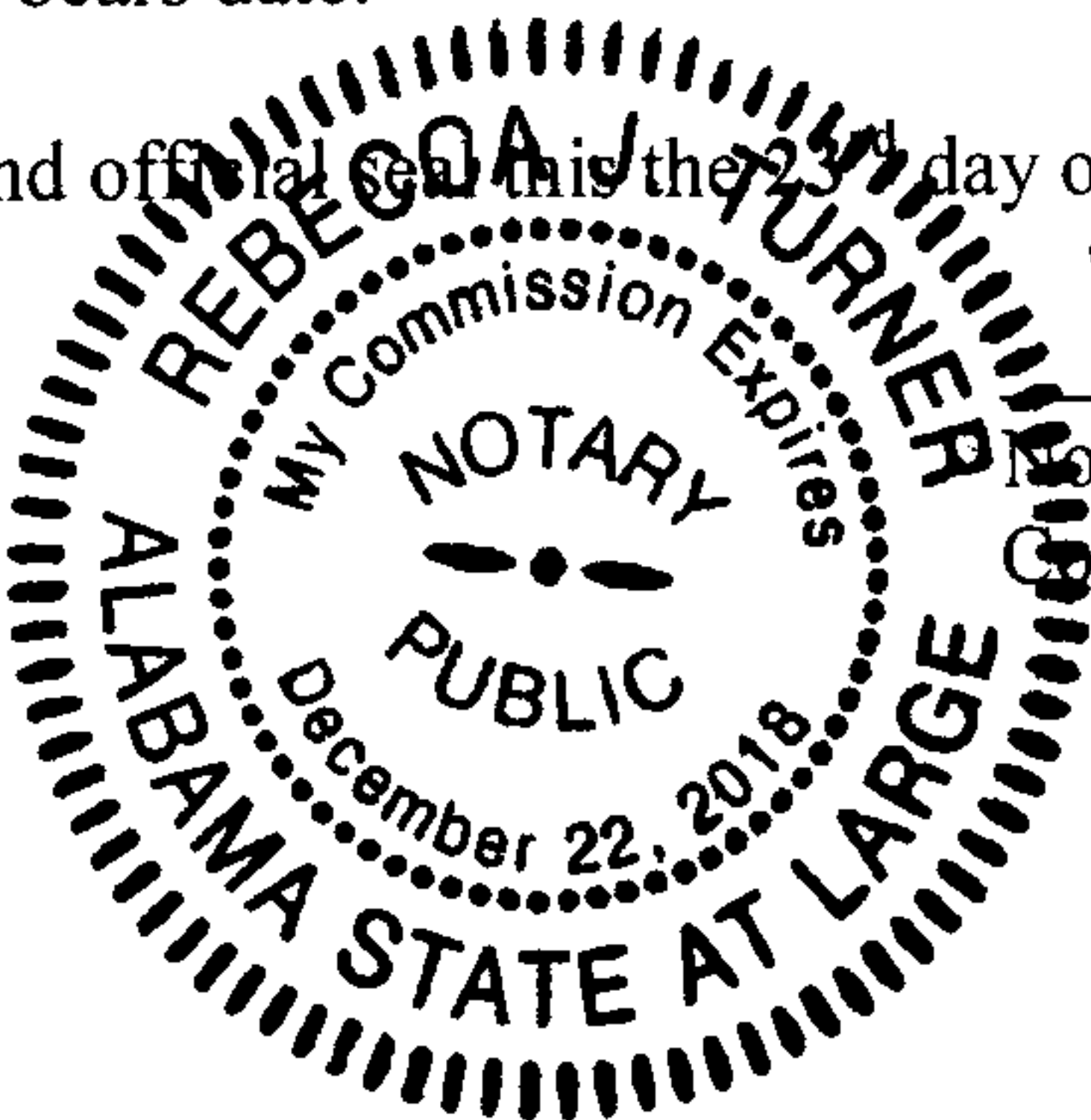
Shelby County, AL 09/25/2015  
State of Alabama  
Deed Tax: \$7.50


 (Seal)  
**Lonita P. Hilliard**  
 (Seal)  
**Donald R. Hilliard**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Lonita P. Hilliard and husband, Donald R. Hilliard**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **23rd** day of **September, 2015**.



  
Notary Public: Rebecca J. Turner  
Commission Expires: 12/22/2018

**Grantor's Mailing Address:**  
**1009 King's Way**  
**Birmingham, AL 35242**