

This instrument was prepared by:
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Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:

- 137 Branch Dr.
- Chelsea AL 35043

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$189,000.00, 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 Betty Alma-Hilton-Lee and Husband, Robert John Hilton-Lee, whose mailing address is 126 FARMINGDALE DR. HARPERSVILLE. AL 35070 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jared W. Gurtler and Kendra S. Gurtler, whose mailing address is 137 Branch Dr. Chelsea AL 35043 (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 137 Branch Drive, Chelsea, AL 35043; 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; \$192,857.00 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 25th day of September, 2015.

Betty Alma Hilton-Lee
Betty Alma-Hilton-Lee
Robert John Hilton-Lee
Robert John Hilton-Lee

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Betty Alma-Hilton-Lee and Robert John Hilton-Lee, 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 25th day of September, 2015.

[Signature]
Notary Public
Commission Expires: 10/31/2016

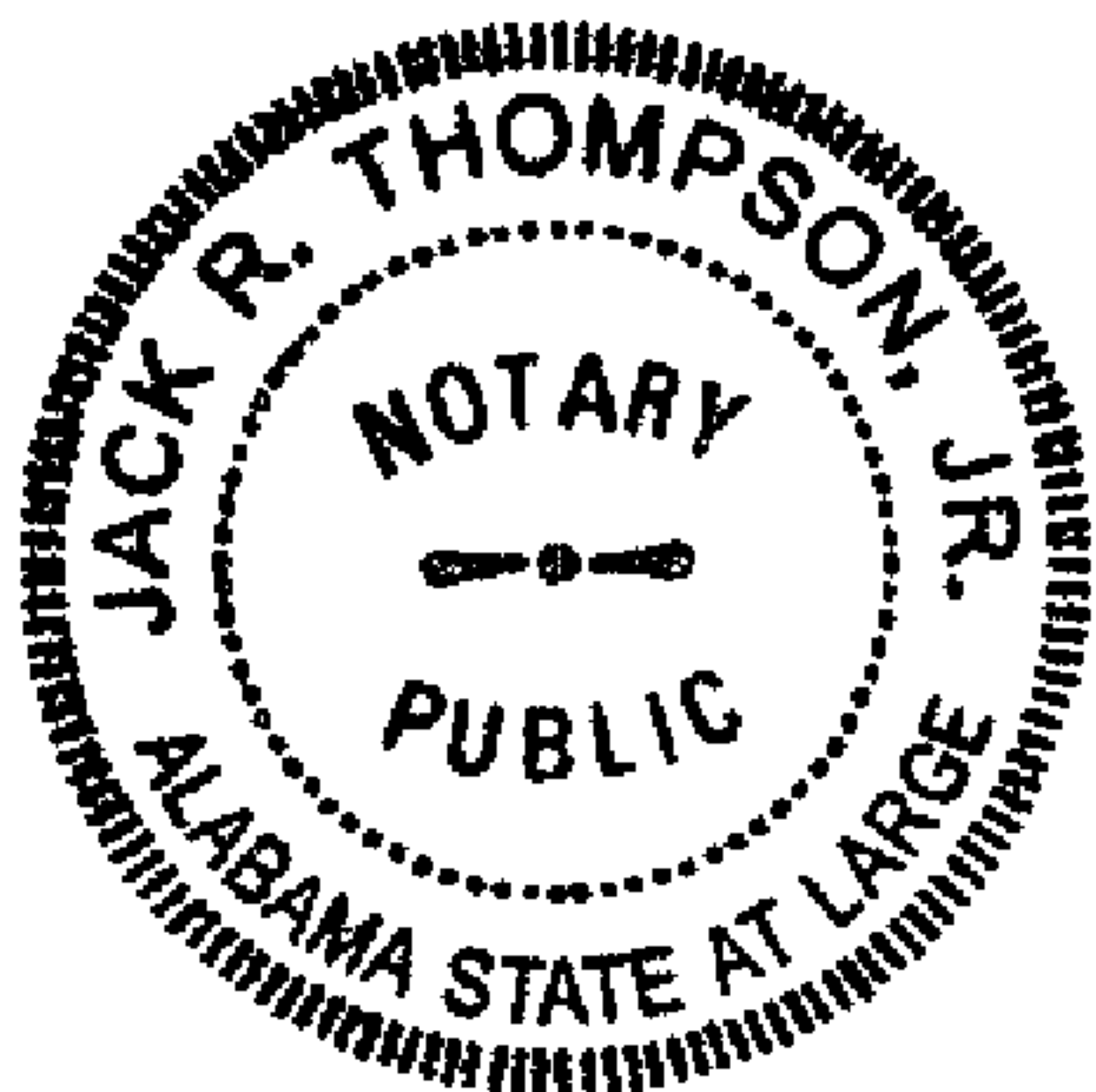
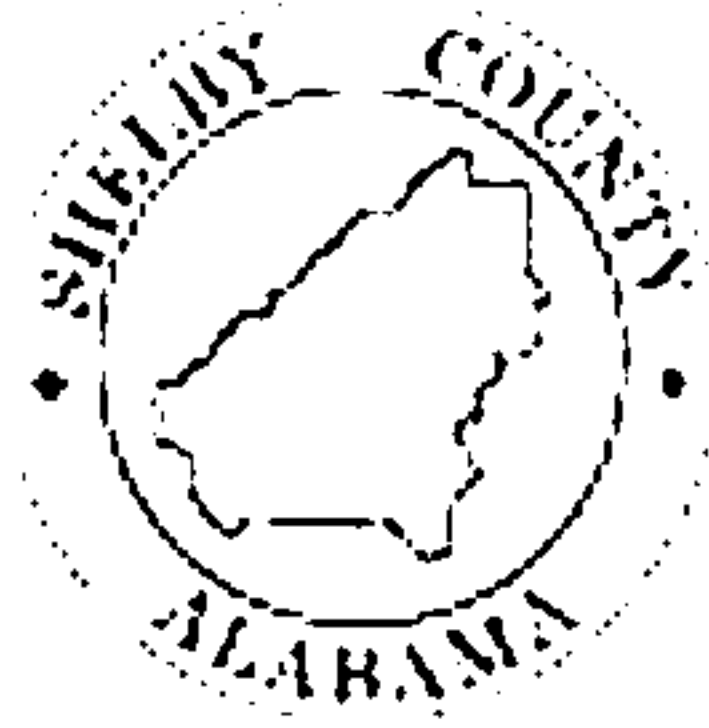


EXHIBIT "A"
Legal Description

Lot 7, according to the survey of Brookchase Estates, as recorded in Map Book 21 at page 49 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/30/2015 09:46:26 AM
\$18.00 JESSICA
20150930000341400

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the typed name "JESSICA".