

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:
Benjamin & Elizabeth Birdsong
5949 Forest Lakes Cove
Sterrett, AL 35147

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)
20151016000361830
10/16/2015 08:23:14
AM DEEDS 1/2

That in consideration of \$175,000.00, 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 Matthew S. Savage and Alyse Savage, husband and wife, whose mailing address is 178 Chesser Loop Rd. Chelsea, AL 35043 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Benjamin J. Birdsong and Elizabeth G. Birdsong, whose mailing address is 5949 Forest Lakes Cove Sterrett, AL 35147 (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 5949 Forest Lakes Cove, Sterrett, AL 35147; 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; \$166,200.00 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 14th day of October, 2015.

Matthew S. Savage
Matthew S. Savage
Alyse Savage
Alyse Savage

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Matthew S. Savage and Alyse Savage, 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 14th day of October, 2015.

[Signature]
Notary Public
Commission Expires: 3/5/17



EXHIBIT "A"
Legal Description

Lot 283, according to the Survey of Forest Lakes Sector 4, as recorded in Map Book 33, Page 25 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/16/2015 08:23:14 AM
\$26.00 CHERRY
20151016000361830

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