

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

20151029000376640
10/29/2015 08:28:52 AM
DEEDS 1/2

Send Tax Notice To:

- 137 Willow point Ln
- Alabaster AL 35007

Warranty Deed

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

That in consideration of \$94,000.00, 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 Melissa Hadaway formerly known as Melissa Bryan and husband Matt Hadaway, whose mailing address is 1306 Old Boston Rd Alabaster, AL 35007 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Susan B. Henderson, whose mailing address is 137 Willow Point Lane Alabaster, AL 35007 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 137 Willow Point Lane, Alabaster, AL 35007; 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 to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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; \$92,297.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Melissa Hadaway formerly known as Melissa Bryan and husband Matt Hadaway has/have hereunto set his/her/their hand(s) and seal(s) , this 23rd day of October, 2015.

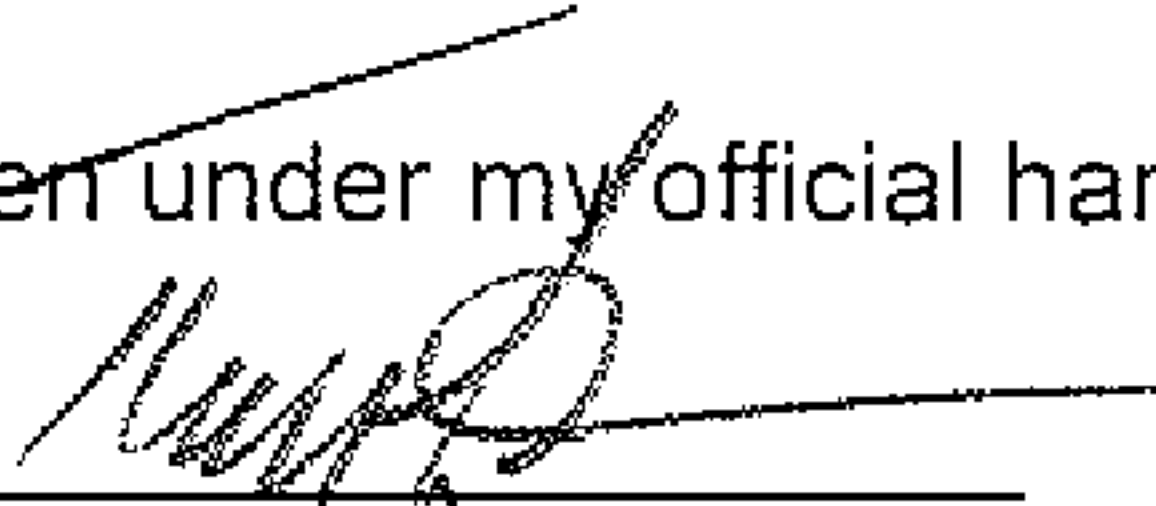

Melissa Hadaway f/k/a Melissa Bryan

Matt Hadaway

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Melissa Hadaway formerly Melissa Bryan and Matt Hadaway, 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 23rd day of October, 2015.


Notary Public
Commission Expires: 10/31/2016

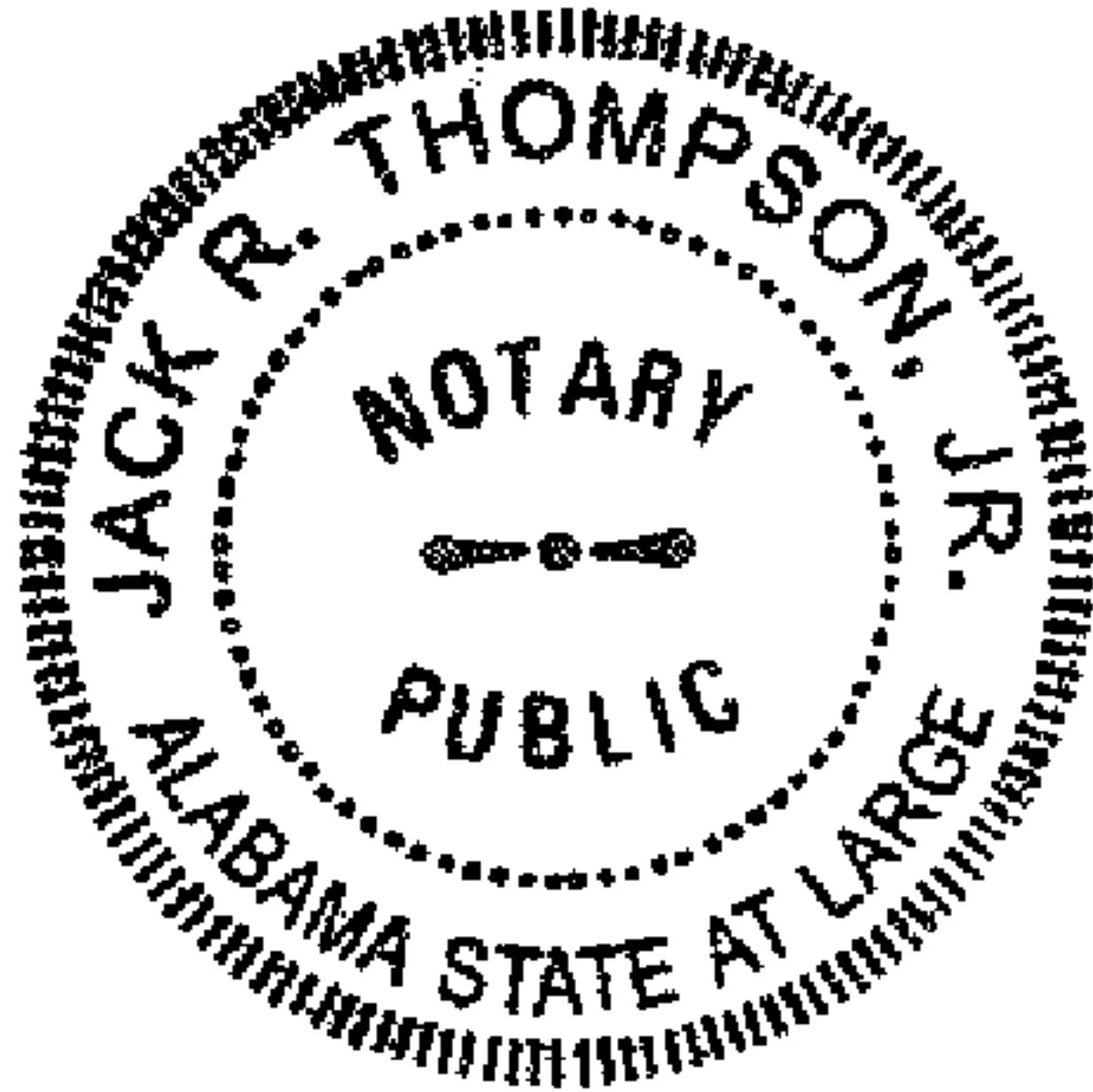
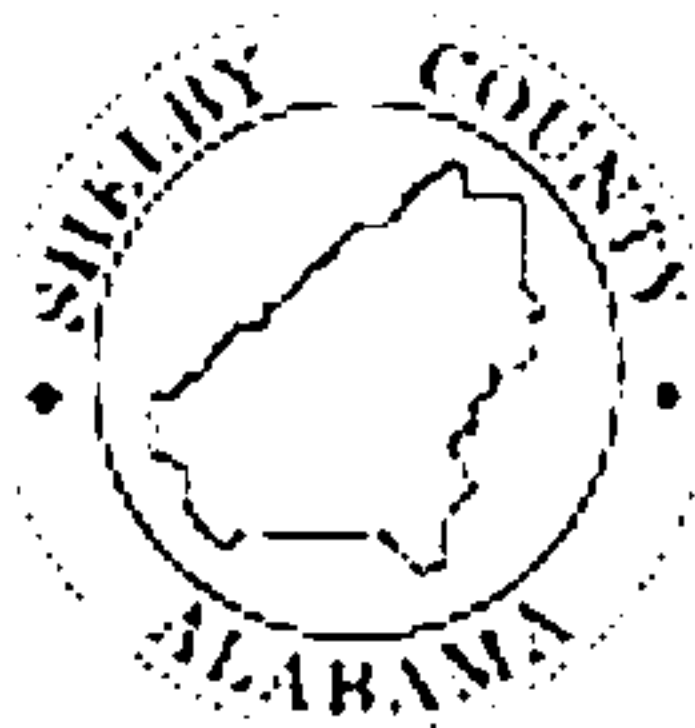


EXHIBIT "A"
Legal Description

Lot 12, according to the Survey of Willow Point, Phase 2, as recorded in Map Book 22, Page 41, 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
10/29/2015 08:28:52 AM
\$20.00 CHERRY
20151029000376640

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.