

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:
Joann M. Deese
6024 Mill Creek Drive
Birmingham, AL 35242

20151125000407280
11/25/2015 03:01:58 PM
DEEDS 1/2

Warranty Deed

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

That in consideration of \$218,000.00, 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 Mary G. Henderson, an unmarried woman, Mary G. Henderson is the surviving Grantee in that deed dated December 23, 1998 and filed on January 8, 1999 in Instrument No. 1993-01001, the other Grantee, Allen L. Henderson having died on or about April 25, 2015, whose mailing address is 1209-2 Monte Sano Drive, Huntsville, AL 35801 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Joann M. Deese, whose mailing address is 6024 Mill Creek Drive, Birmingham, AL 35242 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 6024 Mill Creek Drive, Birmingham, AL 35242; 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$118,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Mary G. Henderson, an unmarried woman, Mary G. Henderson is the surviving Grantee in that deed dated December 23, 1998 and filed on January 8, 1999 in Instrument No. 1993-01001, the other Grantee, Allen L. Henderson having died on or about April 25, 2015 has/have hereunto set his/her/their hand(s) and seal(s) , this 23rd day of November, 2015.

Mary G. Henderson

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Mary G. Henderson, 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, she executed the same voluntarily on the day the same bears date.

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

Notary Public

Commission Expires: 10/31/2016

EXHIBIT "A"
Legal Description

Lot 95, according to the Survey of the Final Record Plat of Greystone Farms, Mill Creek Sector, Phase I, as recorded in Map Book 22, Page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the non-exclusive easement to the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Farms Declaration of Covenants, Conditions and Restrictions, recorded in Instrument No. 1995-169401, in the Probate Office of Shelby County, Alabama, and amendments thereto.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/25/2015 03:01:58 PM
\$117.00 CHERRY
20151125000407280

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is placed to the right of the recorded information.