

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:
Annie P. Perry
333 Normandy Lane
Chelsea, AL 35043

20151130000407560
11/30/2015 08:43:14 AM
DEEDS 1/2

Warranty Deed

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

That in consideration of \$430,000.00, 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 Don A. Maynor, III, a(n) single person and Michael Jackson, Jr., a(n) married person, THIS IS NOT THE HOMESTEAD OF THE GRANTORS NOR THEIR SPOUSES, IF APPLICABLE, whose mailing address is 2063 Chalibe Way Hoover AL 35226 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Annie P. Perry, whose mailing address is 333 Normandy Lane, Chelsea, AL 35043 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 333 Normandy Lane, 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.

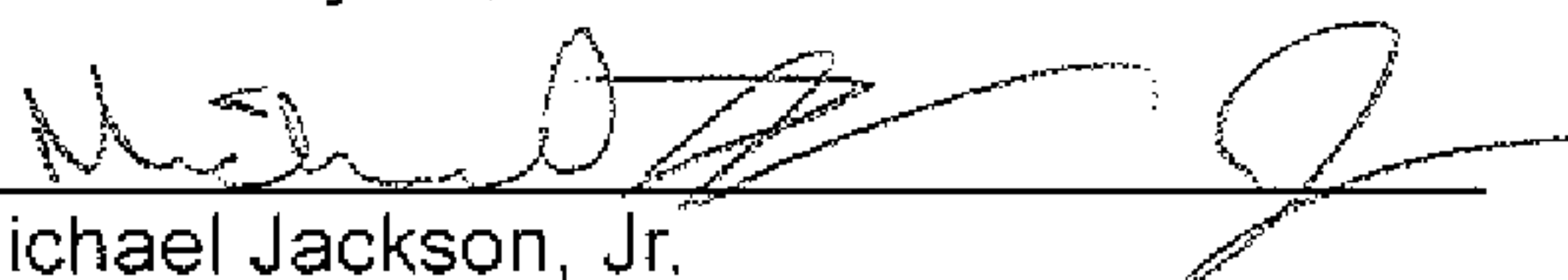
TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

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; \$408,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Don A. Maynor, III, a(n) single person and Michael Jackson, Jr., a(n) married person, THIS IS NOT THE HOMESTEAD OF THE GRANTORS NOR THEIR SPOUSES, IF APPLICABLE has/have hereunto set his/her/their hand(s) and seal(s) , this 24th day of November, 2015.


Don A. Maynor, III


Michael Jackson, Jr.

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Don A. Maynor, III and Michael Jackson, Jr., 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 23 day of November, 2015.


Notary Public

Commission Expires: 10/31/2016

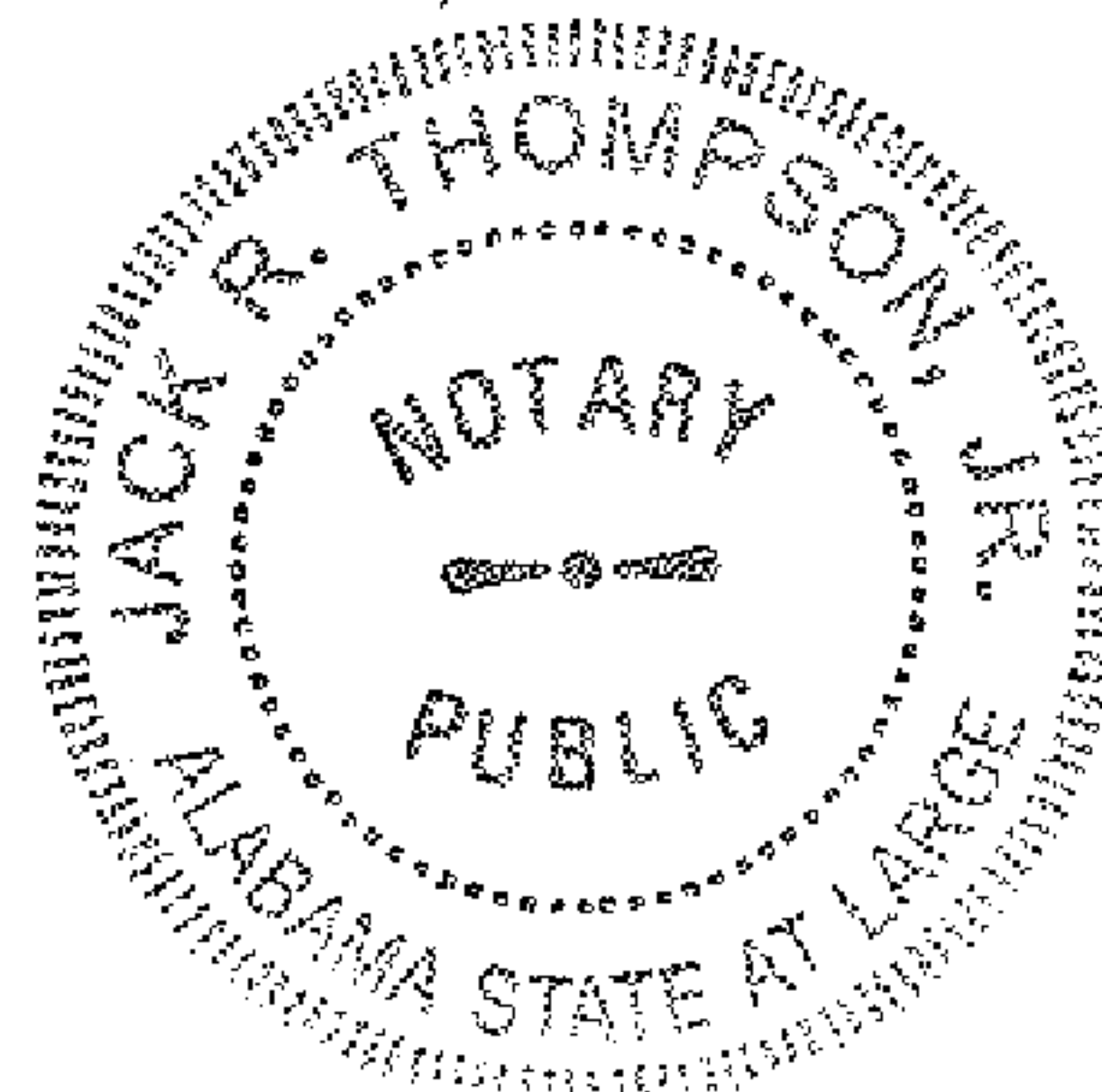


EXHIBIT "A"
Legal Description

Lot 52, Courtyard Manor Subdivision a map or pint of which is recorded in Map Book 35, Page 144 A & B, in the Probate Office of Shelby County, Alabama.

Together with: Beginning at a 5/8" rebar found at the intersection of the easterly line of Lot 52 of Courtyard Manor as recorded in Plat Book 25, Page 144, in the Office of the Judge of Probate for said County and the easterly right of way of Normandy Lane, also being the most southerly corner of said Lot 52; thence N 52 degrees 42 minutes 00 seconds E along the easterly line of said Lot 52 for a distance of 413.76 feet to the northeast corner of sold Lot 52; thence S 87 degrees 32 minutes 28 seconds E for a distance of 49.28 feet to a point; thence S 56 degrees 41 minutes 31 seconds W for a distance of 452.75 feet to tile Point of Beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/30/2015 08:43:14 AM
\$38.50 CHERRY
20151130000407560

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