

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:
Whitney Covington
315 Hidden Creek Trail
Pelham, AL 35124

20151130000407890
11/30/2015 10:19:11 AM
DEEDS 1/2

Warranty Deed

DEEDS 1/2

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

That in consideration of \$125,000.00, 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 Patricia J. Williams as attorney in fact for Barbara V. Jenks, a single woman, whose mailing address is 3184 Vicksburg La. Dr. Apt. #111 Hoover, AL 35244 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Whitney L. Covington, whose mailing address is 315 Hidden Creek Trail Pelham, AL 35124 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 315 Hidden Creek Trail, Pelham, AL 35124; 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.

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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: \$122,735.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Patricia J. Williams as attorney in fact for Barbara V. Jenks, a single woman has/have hereunto set his/her/their hand(s) and seal(s), this 24th day of November, 2016.

Patricia J. Williams Attorney in fact for
Patricia J. Williams as attorney in fact for
Barbara V. Jenks
Barbara V. Jenks

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Patricia J. Williams whose name as Attorney in Fact for Barbara V. Jenks is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

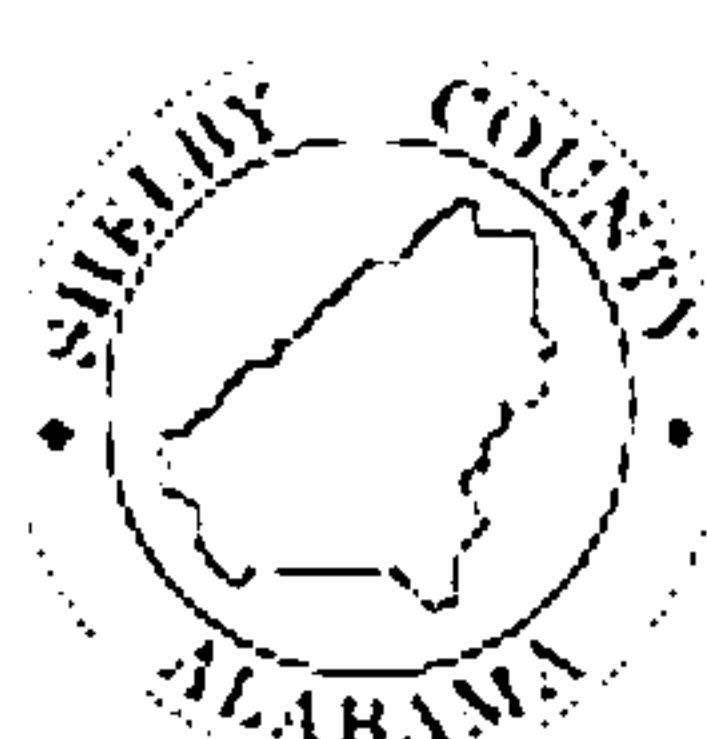
Given under my official hand and seal this the 24th day of November, 2015.

Notary Public
Commission Expires: 3/31/00



EXHIBIT "A"
Legal Description

Lot 224, according to the Survey of Hidden Creek III, as recorded in Map Book 26, Page 124, 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
11/30/2015 10:19:11 AM
\$19.50 CHERRY
20151130000407890

A handwritten signature in black ink, appearing to read "J. Fuhrmeister".