

This instrument was prepared by:
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3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

20151202000411350
12/02/2015 08:08:16 AM

Send Tax Notice To:
Michael + Marci Johns
2032 Shagbark Rd.
B'ham, AL 35244

DEEDS 1/2

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

)

That in consideration of \$276,000.00, 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 Jay Eichelberger and Mary Eichelberger, husband and wife, whose mailing address is 4540 S Wilshire Dr. St. Joseph, MD 24500 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Michael Johns and Marci S. Johns, whose mailing address is

2032 Shagbark Rd. Birmingham, AL 35244 (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 2032 Shagbark Road, Birmingham, AL 35244; 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 GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$262,200.00 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 30th day of November, 2015.

Jay Eichelberger
Jay Eichelberger

Mary Eichelberger
Mary Eichelberger

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jay Eichelberger and Mary Eichelberger, 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 30th day of November, 2015.

Notary Public
Commission Expires: 3/31/17



S15-3116CDF

EXHIBIT "A"
Legal Description

Lot 808, according to the Survey of Riverchase Country Club 15th Addition as Recorded in Map Book 8, Page 168, 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
12/02/2015 08:08:16 AM
\$31.00 CHERRY
20151202000411350

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