

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:
Hillary Ginas
175 Sugar Hill Lane
Alabaster, AL 35007

20151207000415980
12/07/2015 08:41:36 AM
DEEDS 1/2

Warranty Deed

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

That in consideration of \$104,000.00, 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 Timothy Smith and Ashley Smith, husband and wife, whose mailing address is 713 Barkley Circle Alabaster, AL 35007 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Hillary Ginas, whose mailing address is 175 Sugar Hill Lane, Alabaster, AL 35007 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 175 Sugar Hill Ln, Alabaster, AL 35007; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

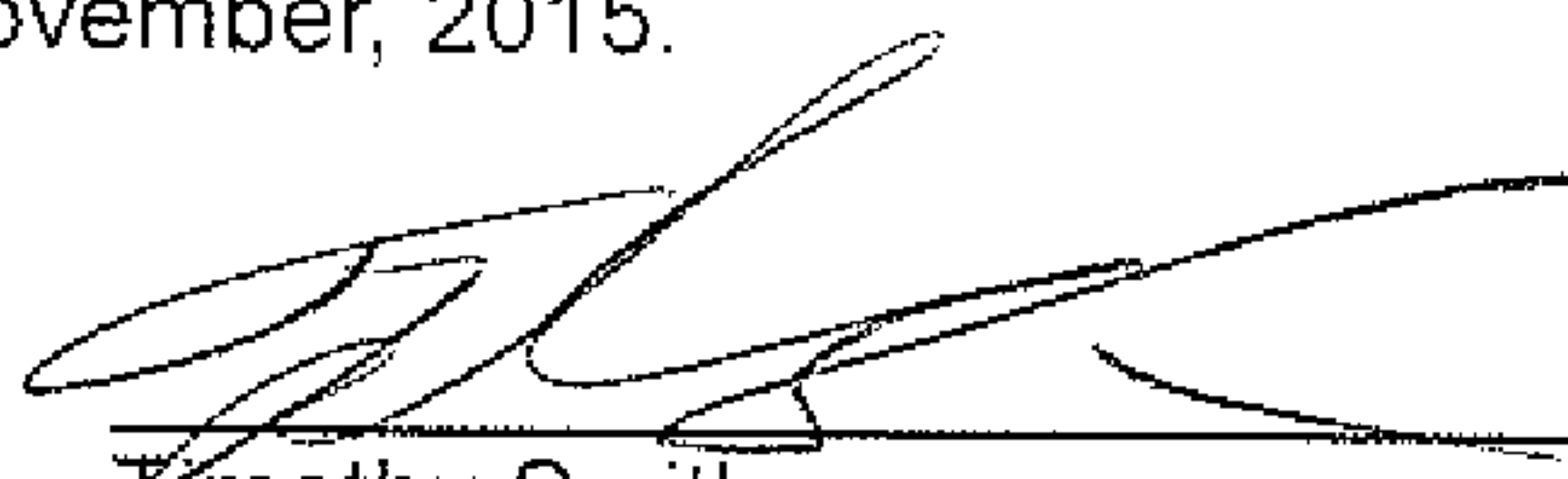
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

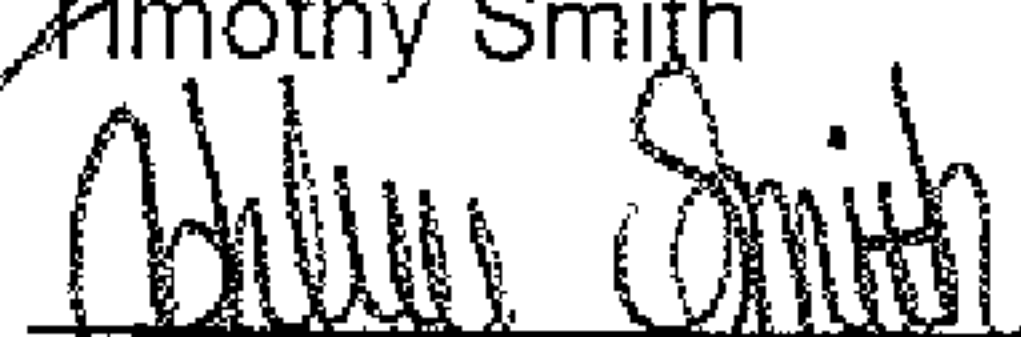
TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

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: \$89,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Timothy Smith and Ashley Smith, husband and wife has/have hereunto set his/her/their hand(s) and seal(s) , this 30th day of November, 2015.



Timothy Smith


Ashley Smith

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Timothy Smith and Ashley Smith, 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: 3/5/17



EXHIBIT "A"
Legal Description

Lot 18, according to the Survey of Sugar Hill Townhomes, as recorded in Map Book 28, Page 115, 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
12/07/2015 08:41:36 AM
\$32.00 CHERRY
20151207000415980

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