

This instrument prepared by:
Christa C. Ketchum
Law Office of Christa C. Ketchum, LLC
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Lori Alice Loan and Bradley Jay Loan
1023 Bluestone Way
Birmingham, AL 35242

WARRANTY DEED

20151210000421900
12/10/2015 07:57:30 AM
DEEDS 1/3

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Five Hundred Ten Thousand And No/100 Dollars (\$510,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Mark Lloyd and Stephanie Lloyd, husband and wife** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Lori Alice Loan and Bradley Jay Loan** (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

See Legal Description Attached As Exhibit "A"

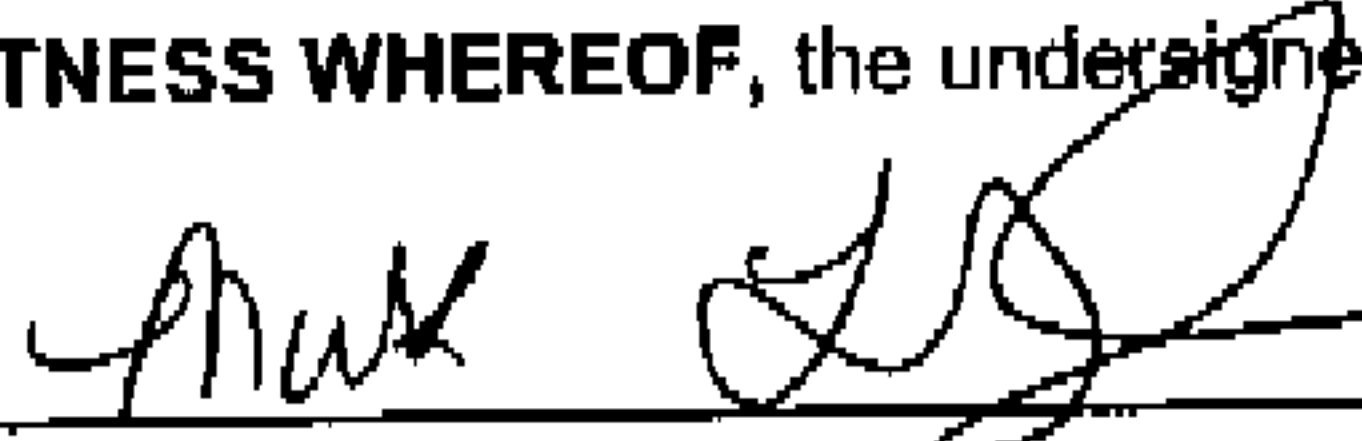
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

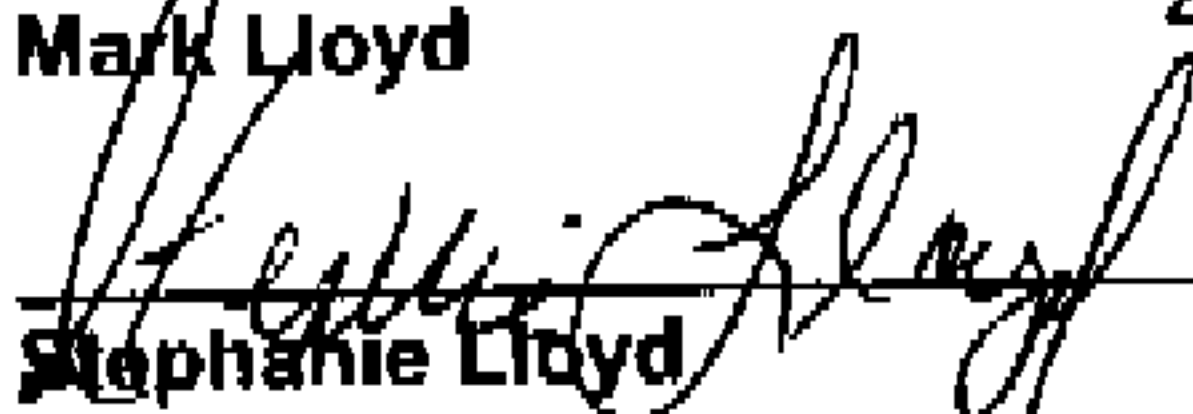
Four Hundred Eight Thousand And No/100 Dollars (\$408,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on October 20, 2015.



Mark Lloyd


Stephanie Lloyd

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Mark Lloyd and Stephanie Lloyd, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 20th day of October, 2015.



Notary Public



EXHIBIT "A"

File No.: S15-2833

The land referred to in this Commitment is described as follows:

Lot 1242, according to the Map of Highland Lakes, 12th Sector, Phase II, an Eddleman Community, as recorded in Map Book 33, Page 11, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 12th Sector, Phase II, recorded as Instrument #20040409000185820 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").



20151210000421900 12/10/2015 07:57:30 AM DEEDS 3/3

Grantor's Name Mark Lloyd and Stephanie Lloyd Grantee's Name Lori Alice Loan and Bradley Jay Loan
Mailing Address 1023 Bluestone Way Birmingham, AL 35242 Mailing Address _____

Property Address 1023 Bluestone Way Birmingham, AL 35242 Date of Sale October 20, 2015
Total Purchase Price \$510,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)
___ Bill of Sale ___ Appraisal
___ Sales Contract ___ Other: _____
___ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - Mark Lloyd and Stephanie Lloyd, 1023 Bluestone Way, Birmingham, AL 35242.

Grantee's name and mailing address - Lori Alice Loan and Bradley Jay Loan, . . .

Property address - 1023 Bluestone Way, Birmingham, AL 35242

Date of Sale - October 20, 2015.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: October 20, 2015

Sign  Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/10/2015 07:57:30 AM
\$122.00 CHERRY
20151210000421900

