

This instrument was prepared by:
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20151
12/14

20151214000426940

12/14/2015 03:38:06 PM

DEEDS 1/2

ED - Joint Term

WARRANT DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

1

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

1

That in consideration of \$114,900.00, 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 Sue Cordell, a single woman, whose mailing address is 11818 Old Towne Lane, Alabaster, AL 35007 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Terry Rusty Hosmer and Rebekah Hosmer, whose mailing address is 1049 Old Towne Lane, Alabaster, AL 35007 (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 705 4th Avenue NW, 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, 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: \$92,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 7th day of December, 2015.

Sue Cordell

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Sue Cordell, 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, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 7th day of December, 2015.

Notary Public
Commission Expires 3/5/15



EXHIBIT "A"
Legal Description

Lots 1 & 2, Block 11, according to the Survey of Alabaster Gardens, as recorded in Map Book 3, Page 156, 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
12/14/2015 03:38:06 PM
\$40.00 CHERRY
20151214000426940

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