

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

20151216000429490
12/16/2015 12:43:50 PM
DEEDS 1/2

Send Tax Notice To:
Timothy & Ashley Smith
713 Barkley Cir.
Alabaster, AL 35007

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$155,500.00, 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 Chad Franzel by Angelina Ann Franzel as Attorney-in-Fact and Angelina Ann Franzel, Husband and Wife, whose mailing address is 113 Wild Flower Trail Alabaster, AL 35007 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Timothy J Smith and Ashley C. Smith, whose mailing address is - 713 Barkley Cir. Alabaster, AL 35007 (herein referred to 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 713 Barkley Circle, 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 GRANTEES 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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$152,683.00 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 10th day of December, 2015.

Chad Franzel
Chad Franzel
Angelina Ann Franzel
Angelina Ann Franzel
in attorney in fact

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Angelina Ann Franzel whose name Individually and as Attorney in Fact for Chad Franzel 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, individually and 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 10th day of December, 2015:

Dana Wright McGowin
Notary Public
Commission Expires: 3/5/17



EXHIBIT "A"
Legal Description

Lot 53, according to the Survey of Silver Creek Sector 1, as recorded in Map Book 26, Page 144, 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
12/16/2015 12:43:50 PM
\$20.00 CHERRY
20151216000429490

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the typed name in the official record block.