

20160104000000870

01/04/2016 10:28:43 AM

DEEDS 1/2

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:

122 Fallston Ridge Cir.

Helena AL 35080

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of \$250,000.00, 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 Erick Boggs and Heidi M. Fraysier-Boggs, Husband and Wife, whose mailing address is 406 Appleford Rd Helena AL 35080 (herein

referred to as grantor, whether one or more), grant, bargain, sell and convey unto Shannon S. Roberts and Tommy L. Riddle, whose mailing address is

122 Fallston Ridge Cir Helena, AL 35080 (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 122 Fallston Ridge Circle, Helena, AL 35080; 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: \$245,471.00 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 December, 2015.

Erick Boggs

Erick Boggs

Heidi M. Fraysier-Boggs

Heidi M. Fraysier-Boggs

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Erick Boggs and Heidi M. Fraysier-Boggs, 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 December, 2015.

Donald Wright McGowin
Notary Public
Commission Expires: 03/01/17



S15-3363CDF

EXHIBIT "A"
Legal Description

Lot 14, according to the Survey of Falliston Ridge, 1st Sector, as recorded in Map Book 28, Page 10, 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
01/04/2016 10:28:43 AM
\$22.00 DEBBIE
20160104000000870

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