

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

20160112000011910
01/12/2016 03:46:59 PM
DEEDS 1/2

Send Tax Notice To:

217 Marwood Dr.
Birmingham, AL 35244

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$262,500.00, 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 Gene W. Lewis and Jane S. Lewis by Gene W. Lewis as

Attorney-in-Fact, Husband and Wife, whose mailing address is 3605 Radcliff Rd, Bham, AL 35210 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kevin B. Barber and Christian P Barber, whose mailing address is 217 MARWOOD DR. B'HAM AL 35244 (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 217 Marwood Drive, Birmingham, AL 35244; 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: \$168,000.00 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 January, 2016.

Gene W. Lewis
Gene W. Lewis
Jane S. Lewis by Gene W. Lewis
Jane S. Lewis, by Gene W. Lewis as
Attorney-in-Fact
as attorney-in-fact

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Gene W. Lewis whose name Individually as Attorney in Fact for Jane S. Lewis 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, he, individually and in his 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 7th day of January, 2016.

[Signature]
Notary Public
10/31/2016

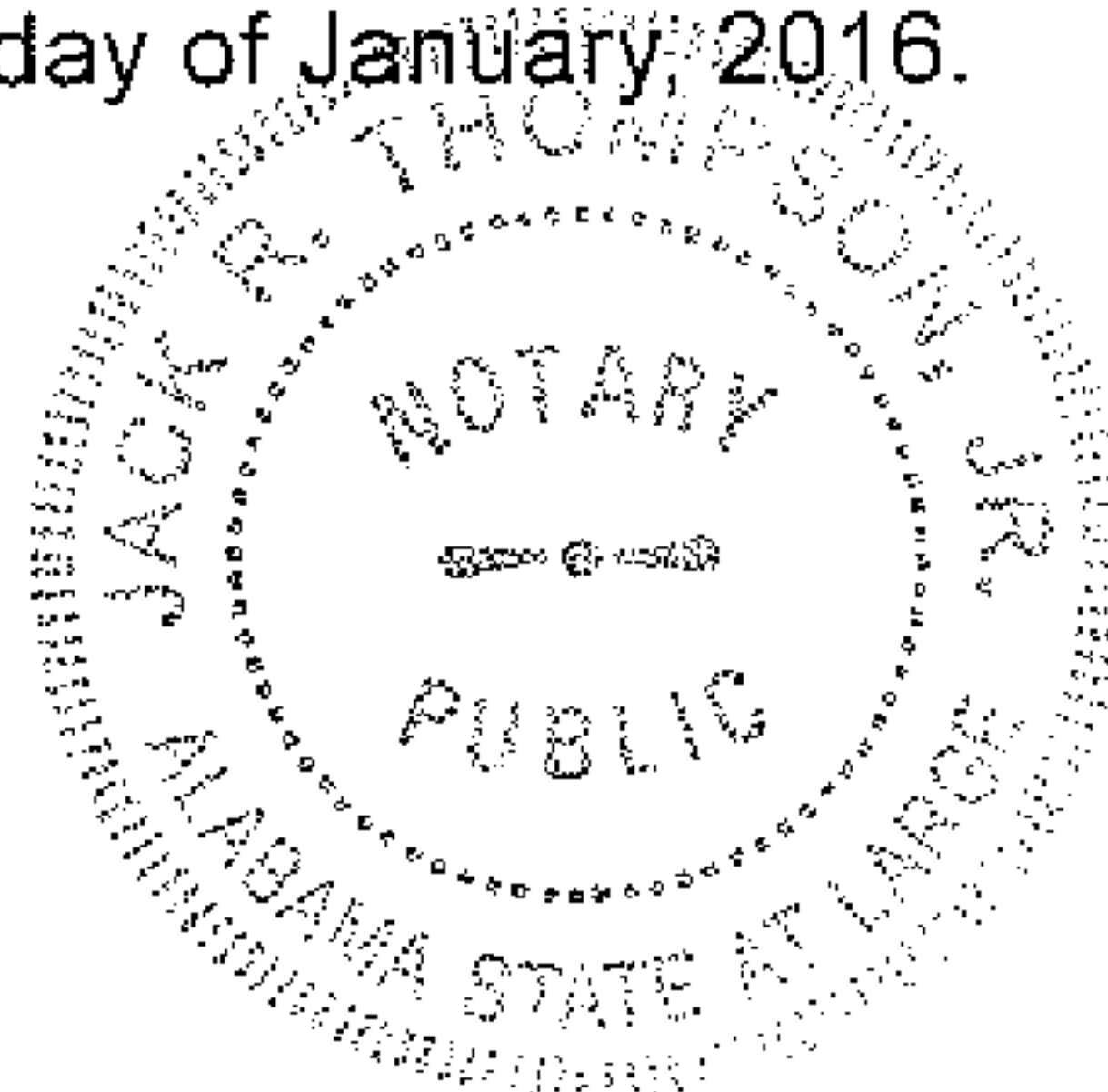
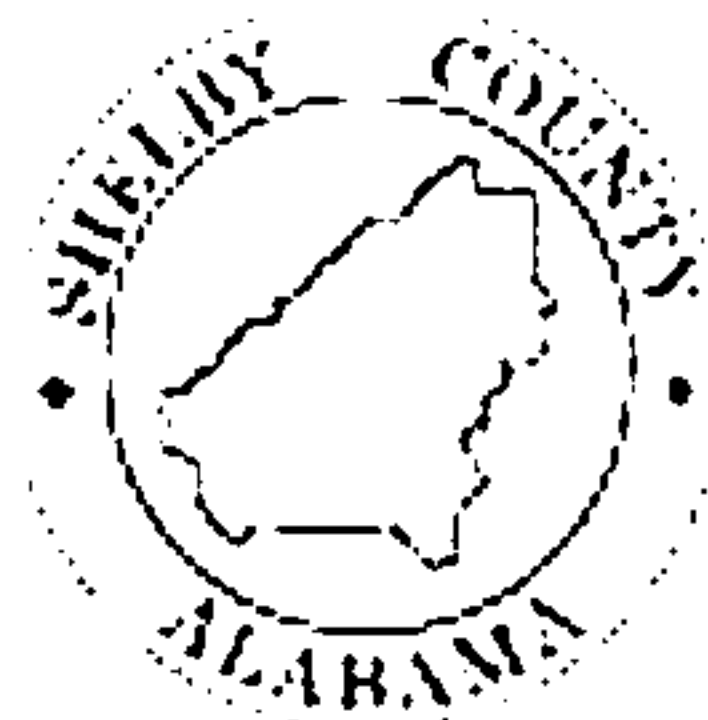


EXHIBIT "A"
Legal Description

Lot 35, according to the Survey of Mar-Wood Second Sector, as recorded in Map Book 10, Page 16, in the Probate Office of Shelby County, Alabama; situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/12/2016 03:46:59 PM
\$111.50 CHERRY
20160112000011910

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