

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

20160125000025090
01/25/2016 02:52:33 PM
DEEDS 1/2

Send Tax Notice To:
Michael Vest & Diana Vest
2344 Lakeside Drive
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 \$275,000.00, 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 William Bradley Ballew and Slew-Sean Lee Ballew, husband and wife, whose mailing address is 2157 Kirkman Dr., Birmingham 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Michael Vest and Diana Vest, whose mailing address is 2344 Lakeside Drive, Birmingham, 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 2344 Lakeside Drive, Birmingham, AL 35244; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

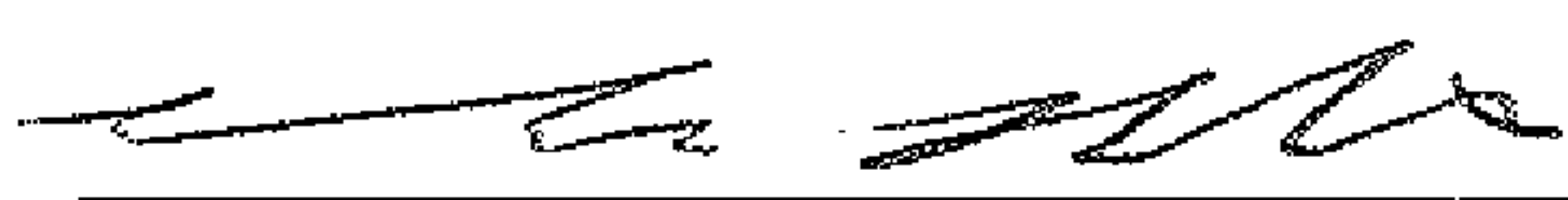
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.


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: \$261,250.00 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 5th day of January, 2016.



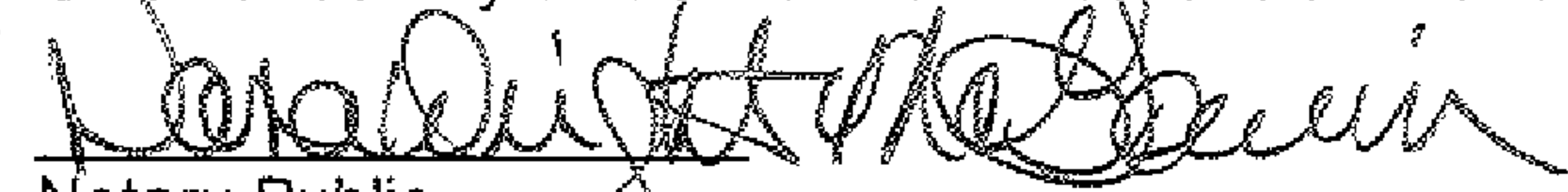
William Bradley Ballew


Slew-Sean Lee Ballew

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that William Bradley Ballew and Slew-Sean Lee Ballew, 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 5th day of January, 2016.



Notary Public
Commission Expires: 3/5/17



EXHIBIT "A"
Legal Description

Lot 30, according to the Survey of Valdawood, as recorded in Map Book 8, Page 6, in the Probate Office of Shelby County, Alabama.

20160125000025090 01/25/2016 02:52:33 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/25/2016 02:52:33 PM
\$31.00 CHERRY
20160125000025090

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