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:	
Steven 4 Melo	inie Gusmus
140 Lauchlia	Lane
Pelham, AL	35124

S16-0034CDF

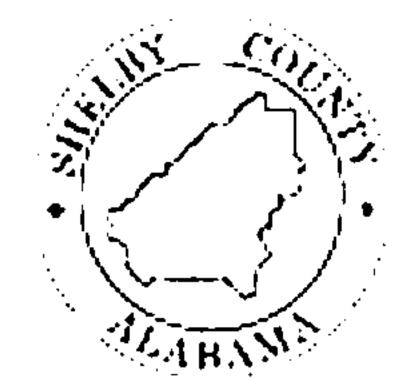
WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)	KNOW ALL MEN BY THESE F	PRESENTS	2016020200003307 02/02/2016 09:23:1
SHELBY COUNTY)			AM DEEDS 1/2
That in consideration of \$292,900.0 parties hereto, to the undersigned receipt whereof is acknowledged. It is as grantor, whether one or more), Gusmus, whose mailing address is grantee, whether one or more), as situated in Shelby County, Alabama	grantor (v or we Tar grant, ba grant tena	whether one or more), in hand mara Just and Jae Scott, a mare the Albaham Albaham and convey unto State and Salaham Albaham Al	paid by the garried couple, even F. Gusm	rantee herein, the whose mailing address (herein referred to us and Melanie A. (herein referred to escribed real estate,
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.				
Subject to restrictions, re	eservations	current year and subsequent yes, conditions, and easements rights leased, granted or retain	of record.	owners.
TO HAVE AND TO HOLD, unto the assigns forever.	said GR/	NTEES as joint tenants with r	ight of survivo	rship, their heirs and
And I (we) do for myself (ourselves said GRANTEES, their heirs and as they are free from all encumbrance convey the same as aforesaid; that and defend the same to the said G persons.	ssigns, the es, unless it I (we) wi	at I am (we are) lawfully seized otherwise noted above; that I land my (our) heirs, executor	d in fee simple (we) have a g s and adminis	e of said premises, that good right to sell and strators shall warrant
Note; \$70,875.00 of this purchase recorded simultaneously herewith.	•	eing paid by the proceeds of a	a first mortgag	ge loan executed and
IN WITNESS WHEREOF, I (we) have	ve hereunt	o set my hand(s) and seal(s)	this 29th day	of January, 2016.
		Tamara Just		
· ! .		Jae Scott		
State of Alabama Jefferson County				
I, The Undersigned, a notary for sa whose name is signed to the foreg day that, being informed the conte same bears date.	joing instri	ument, and who is known to m	ie, acknowled	ged before me on this
Given under my official hand and sometimes of the Notary Rublic Commission Expires:	seal this th	ne 29th day of Janurary, 2016.	S My Comm. Ex	pires
The effective date of this deed is	s <u>tebri</u>	I Y DOL	, 2076 ALABA	Nova Brandage

20160202000033070 02/02/2016 09:23:10 AM DEEDS 2/2

EXHIBIT "A" Legal Description

Lot 1111, according to the Final Plat of Laughlin at Ballantrae, Phase I, as recorded in Map Book 35, 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
02/02/2016 09:23:10 AM
\$239.50 CHERRY

20160202000033070

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