

## DEEDS 1/2

Phone (205) 443-9027

Stearrett, AL 35147

WARRANTY DEED - Joint Tenants with Right of Survivorship

)

2109 Forest Lakes Lane Sterrett, AL 35147 (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 2109 Forest Lakes Lane, Sterrett, AL 35147; to-wit:

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

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; \$ 10 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 26th day of February, 2016.

Amber Hickman nka Amber McKowen

David McKowen, III

Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Amber Hickman nka Amber McKowen and David McKowen, III, 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 26th day of February, 2016.

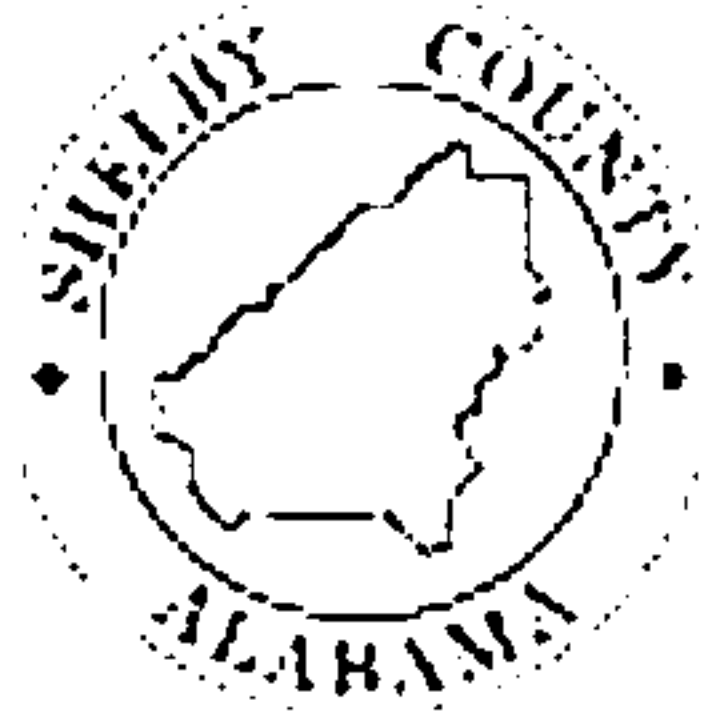
Commission Expires: 3/5/17



S16-0430CDF

EXHIBIT "A"  
Legal Description

Lot 115, according to the Survey of Forest Lakes, Sector 2 - Phase 1, as recorded in Map Book 29, page 114, 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  
03/01/2016 11:22:55 AM  
\$174.00 DEBBIE  
20160301000064450

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