

20160301000064450
03/01/2016 11:22:55 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:
Robert & Monica Veronique
2100 Forest Lakes Ln.
Steerett, AL 35147

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$155,000.00, 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 Amber Hickman nka Amber McKowen and David McKowen, III, wife and husband, whose mailing address is

3424 Quicksale Dr., Vestavia, AL 35243 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Robert Jernigan and Mona Jernigan, whose mailing address is

whose mailing address is 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 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 GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$ 100 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

David McKown III

State of Alabama
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.

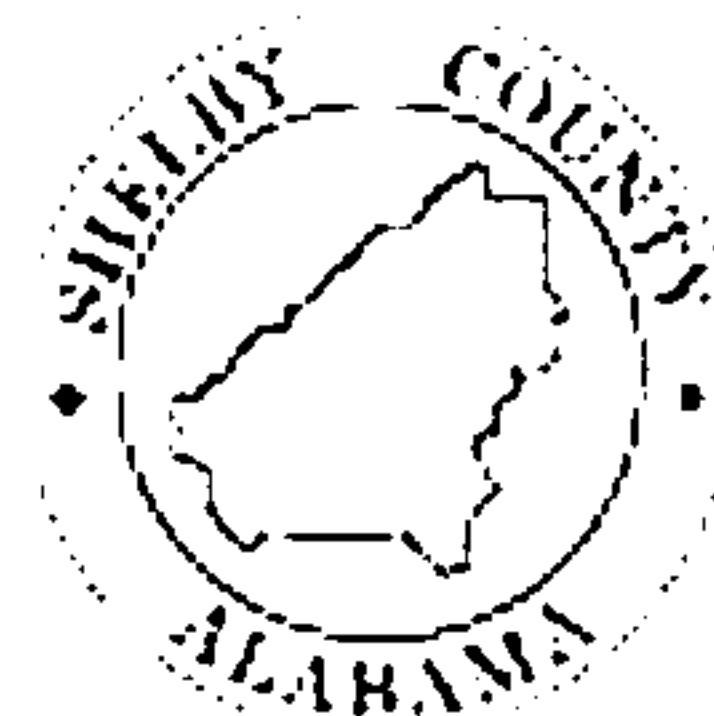
Given under my official hand and seal this the 26th day of February, 2016.

Notary Public
Commission Expires: 01/2017



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".