20160324000094920 03/24/2016 01:32:45 PM 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

and Kent Parramore, whose mailing address is,

Send ⁻	Tax N	lotice Fo	ara	M01	0
		Nea	tho		May
<u> </u>		MM	AL	35	24
	-	· •			₽

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS)
parties hereto, to the undersigned gra- receipt whereof is acknowledged, I or	the amount of which can be verified in the Sales contract between the intor (whether one or more), in hand paid by the grantee herein, the we Malisa K. Abrahams and LeRoy A. Abrahams, a married couple, one gate Dr. Birmingham, Al. 35242

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 151 Weatherly Way, Pelham, AL 35124; to-wit:

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kelli C. Parramore

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; \$494,450.00 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 21st day of March, 2016.

Malisa K. Abrahams

LeRoy A. Abrahams

State of Alabama Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Malisa K. Abrahams and LeRoy A. Abrahams, 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 21st day of March, 2016.

∕Notary Public

Commission Expires: /2 -2 - -/9

My Comm. Expires

Dec. 29, 2019

AUBLIC ACTUAL

AUGUSTIAN

AUGUSTI

S16-0336CDF

20160324000094920 03/24/2016 01:32:45 PM DEEDS 2/2

EXHIBIT "A" Legal Description

Lot 171, according to the Survey of Weatherly Sector 2, Phase 2, as recorded in Map Book 14, Page 73, 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
03/24/2016 01:32:45 PM
\$73.00 DEBBIE

20160324000094920

July 2