

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

20160328000097970
03/28/2016 09:20:45 AM
DEEDS 1/2

Send Tax Notice To:
Mitchell & Shannon Fleming
927 Meriweather Drive
Calera, AL 35040
-

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$130,000.00, 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 Robert Craig Sasser and Rachel Kay Sasser formerly known as Rachel Kay Stagner, a married couple, whose mailing address is 863 Meriweather Dr. Calera AL 35040 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto William Mitchell Fleming and Shannon B. Fleming, whose mailing address is 927 Meriweather Drive, Calera, AL 35040 (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 927 Meriweather Drive, Calera, AL 35040; 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; \$133,676.00 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 24th day of March, 2016.

Robert Craig Sasser
Robert Craig Sasser

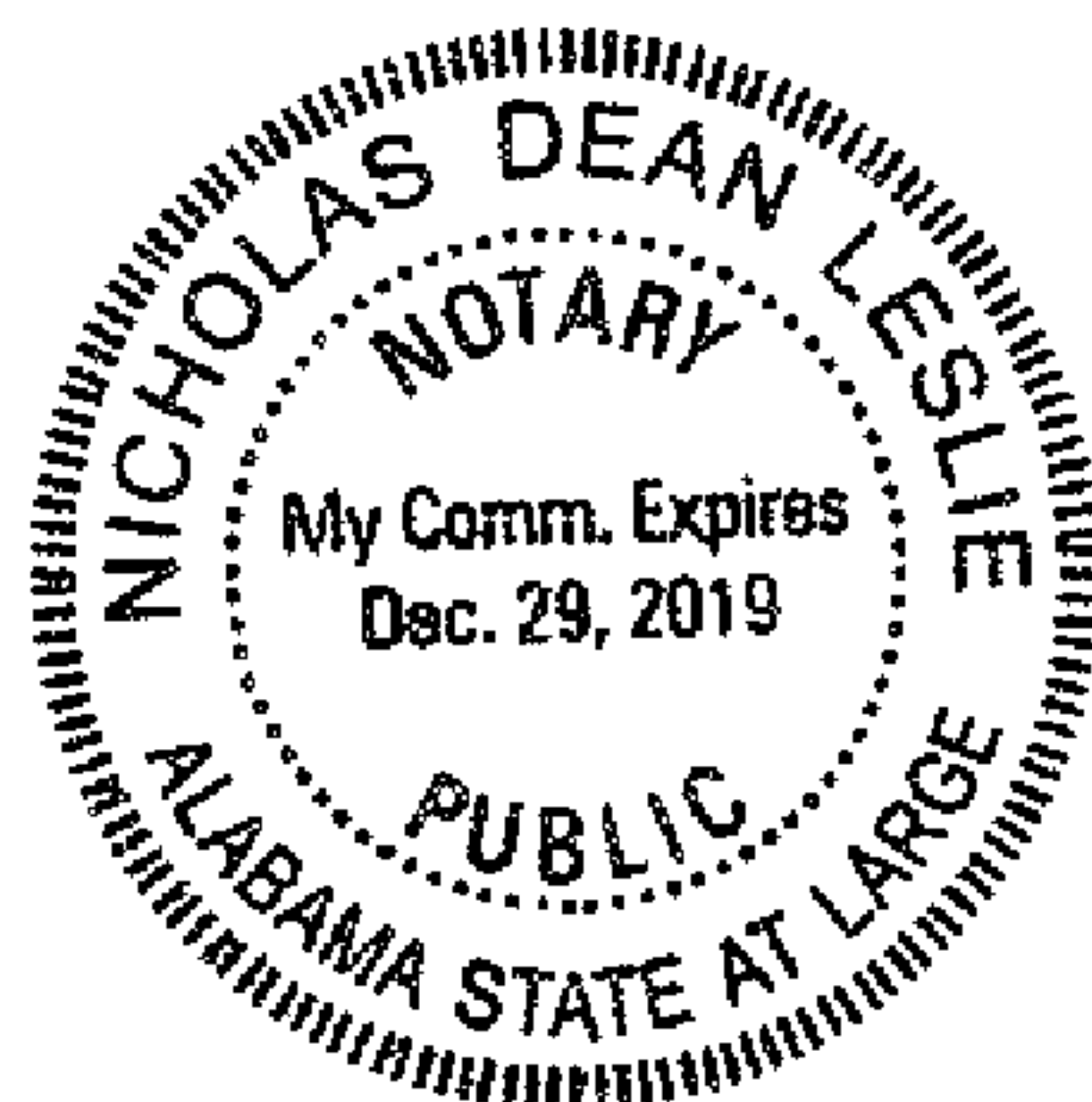
Rachel Kay Sasser
Rachel Kay Sasser f/k/a Rachel Kay Stagner

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Robert Craig Sasser and Rachel Kay Sasser formerly known as Rachel Kay Stagner, 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 24th day of March, 2016.

Nicholas Dean Leslie
Notary Public
Commission Expires: 12-29-19



S16-0475CDF

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EXHIBIT "A"
Legal Description

Lot 17, according to the Survey of Final Plat of The Meadows at Meriweather Phase 3, as recorded in Map Book 36, Page 19, 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
03/28/2016 09:20:45 AM
\$18.00 DEBBIE
20160328000097970

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