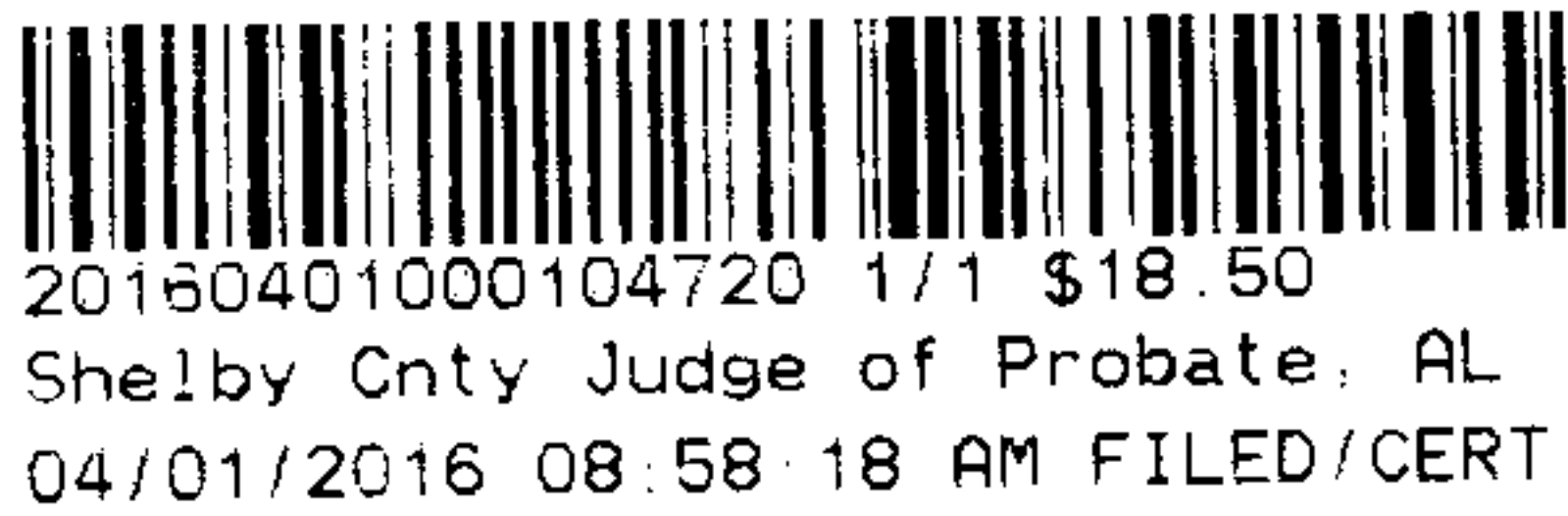


**This instrument was prepared by:**  
**Rodney S. Parker, Attorney at Law**  
**300 Vestavia Parkway, Suite 2300**  
**Birmingham, AL 35216**  
**File # 2016-03-4992**  
**Documentary Evidence: Sales Contract**

**Send tax notice to:**  
**Walker L. Gantt and**  
**Stacey D. Lawrence**  
**2025 King Charles Place**  
**Alabaster, Alabama 35007**  
**(Grantees' Mailing Address and**  
**Property Address)**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA )**  
**SHELBY COUNTY )**



**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **One Hundred Thirty-Eight Thousand and 00/100 Dollars (\$138,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) by the Grantee(s) herein, the receipt and sufficiency of which are hereby acknowledged, we, **Michael S. Mixon and wife, Emily A. Mixon**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Walker L. Gantt and Stacey D. Lawrence**, (hereinafter referred to as "Grantees") **as joint tenants with right of survivorship**, the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 14, according to the survey of Spring Gate, Sector One, as recorded in Map Book 18, page 31, in the Office of the Judge of Probate of Shelby County, Alabama.

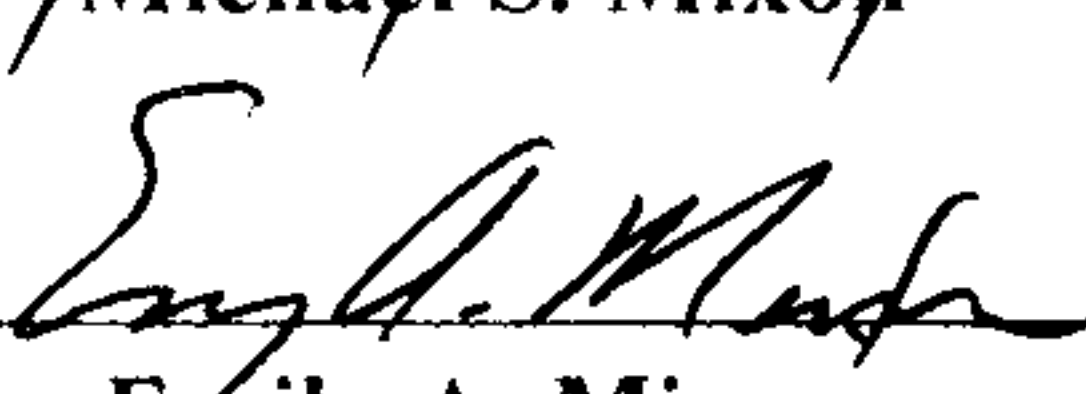
SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens, and other rights, if any, of record and not of record.

\$133,860.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

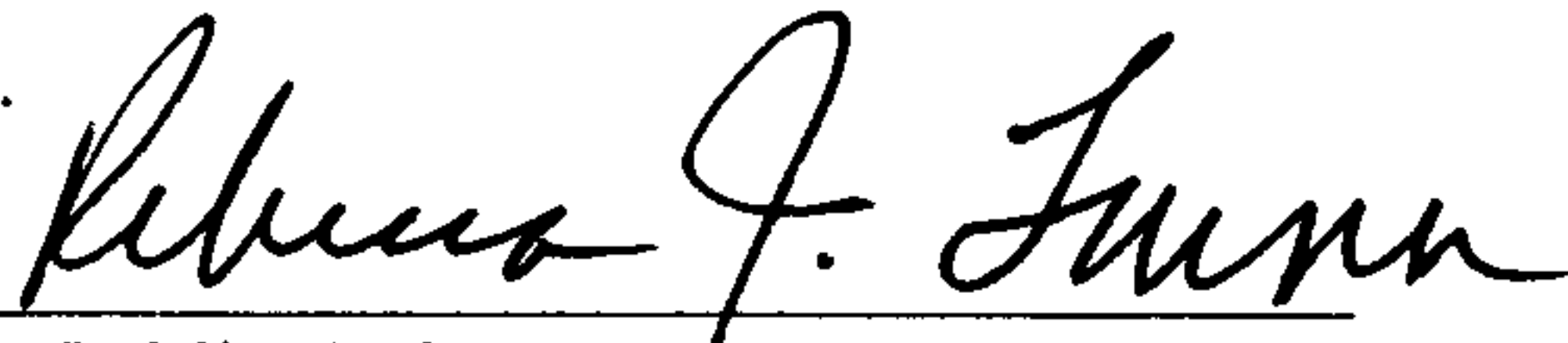
IN WITNESS WHEREOF, the said Grantors have hereunto set their hand and seal, this **31<sup>st</sup> day of March, 2016**.

 (Seal)  
**Michael S. Mixon**  
 (Seal)  
**Emily A. Mixon**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Michael S. Mixon and Emily A. Mixon**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **31<sup>st</sup> day of March, 2016**.

  
Notary Public: Rebecca J. Turner  
My Commission Expires: 12/22/2018

**Grantor's mailing address:**  
6759 Remington Circle  
Pelham, AL 35124



Shelby County, AL 04/01/2016  
State of Alabama  
Deed Tax: \$4.50