This instrument was prepared by: Send Tax Notice To: a har ton The Law Office of Jack R. Thompson, Jr., AL. 35040 LLC 3500 Colonnade Parkway, Suite 350 Birmingham, AL 35243 20160407000113710 Phone (205) 443-9027 04/07/2016 01:43:45 PM DEEDS 1/2 Warranty Deed STATE OF ALABAMA KNOW ALL MEN BY THESE PRESENTS SHELBY COUNTY That in consideration of \$110,000.00, 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 Adam Ladner, a married person. This does not constitute the homestead property of the Grantor or his spouse, whose mailing address is <u> 2598 Aprille wood On Helena, AL 75080</u> (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Benjamin Abraham Wilson, whose mailing 122 Charton La Calera, AL 35040

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

grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the

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 to said grantee, his, her or their heirs and assigns forever.

address of which is 122 Charlton Lane, Calera, AL 35040; to-wit:

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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; \$108,075.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Adam Ladner, a married person, This does not constitute the homestead property of the Grantor or his spouse has/have hereunto set his/her/their hand(s) and seal(s), this 4th day of April, 2016.

Adam Ladner

State of Alabama Jefferson County

address is

I, The Undersigned, a notary for said County and in said State, hereby certify that Adam Ladner, 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 4th day of April, 2016.

Motary Public

Commission Expires:



(herein referred to

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EXHIBIT "A" Legal Description

Lot 81, according to Savannah Pointe, Sector III, Phase II, as recorded in Map Book 27, Page 122, 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
04/07/2016 01:43:45 PM
\$19.00 CHERRY
20160407000113710