

20160412000119210  
04/12/2016 08:31:12 AM  
DEEDS 1/2

This instrument was prepared by:  
Marcus Hunt  
2870 Old Rocky Ridge Road, Suite 160  
Birmingham, AL 35243

Send Tax Notice to:  
Brian Fells  
306 Creekside Cir  
Pelham, AL 35124

**WARRANTY DEED**  
(Joint Tenants with Right of Survivorship)

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

That in consideration of Two Hundred Twenty-Five Thousand and NO/100— (\$225,000.00)—Dollars, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Michael Paul Fink and wife, Catherine Jill Fink, whose mailing address is:

*304 Creekside Circle, Pelham, AL 35124*

(herein referred to as grantors, do grant, bargain, sell and convey unto

Brian Fells and wife, Rakisha L. Fells, whose mailing address is:  
306 Creekside Cir, Pelham, AL 35124

(herein referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real property situated in Shelby County, Alabama, the address of 306 Creekside Cir, Pelham, AL 35124 to wit:

Lot 240, according to the Final Plat of Holland Lakes, Sector 3, as recorded in Map Book 37, page 85, in the Probate Office of Shelby County, Alabama.

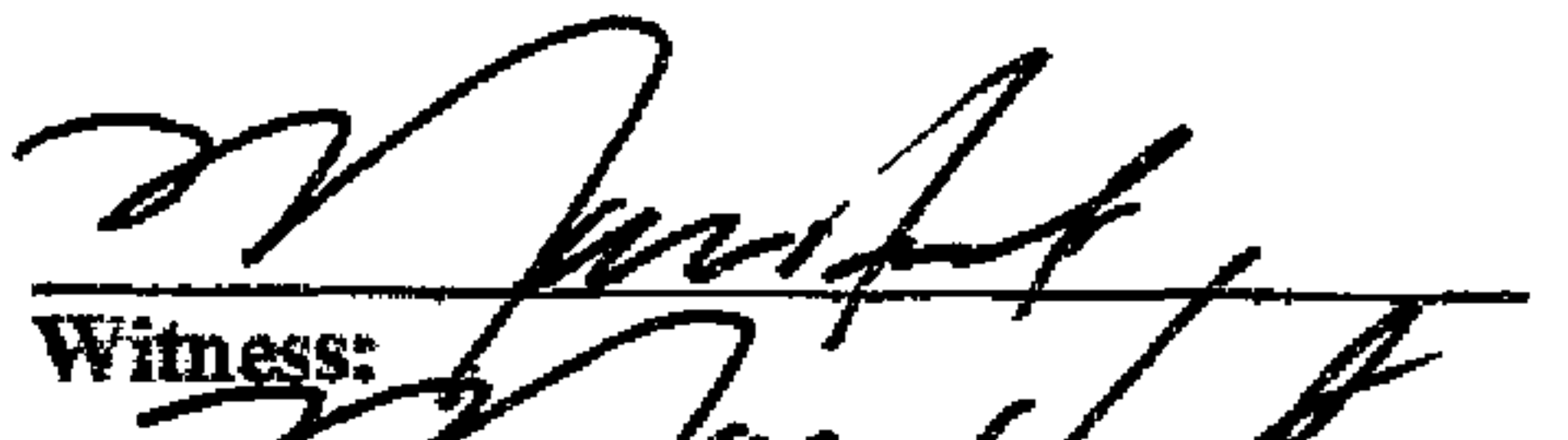

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.



\$220,924.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD** to the said 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 hereby 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I an (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 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.

IN WITNESS WHEREOF, I have hereunto set my hands and seals this 5<sup>th</sup> day of April, 2016.

  
Witness: 

  
Michael Paul Fink  
  
Catherine Jill Fink

### General Acknowledgement

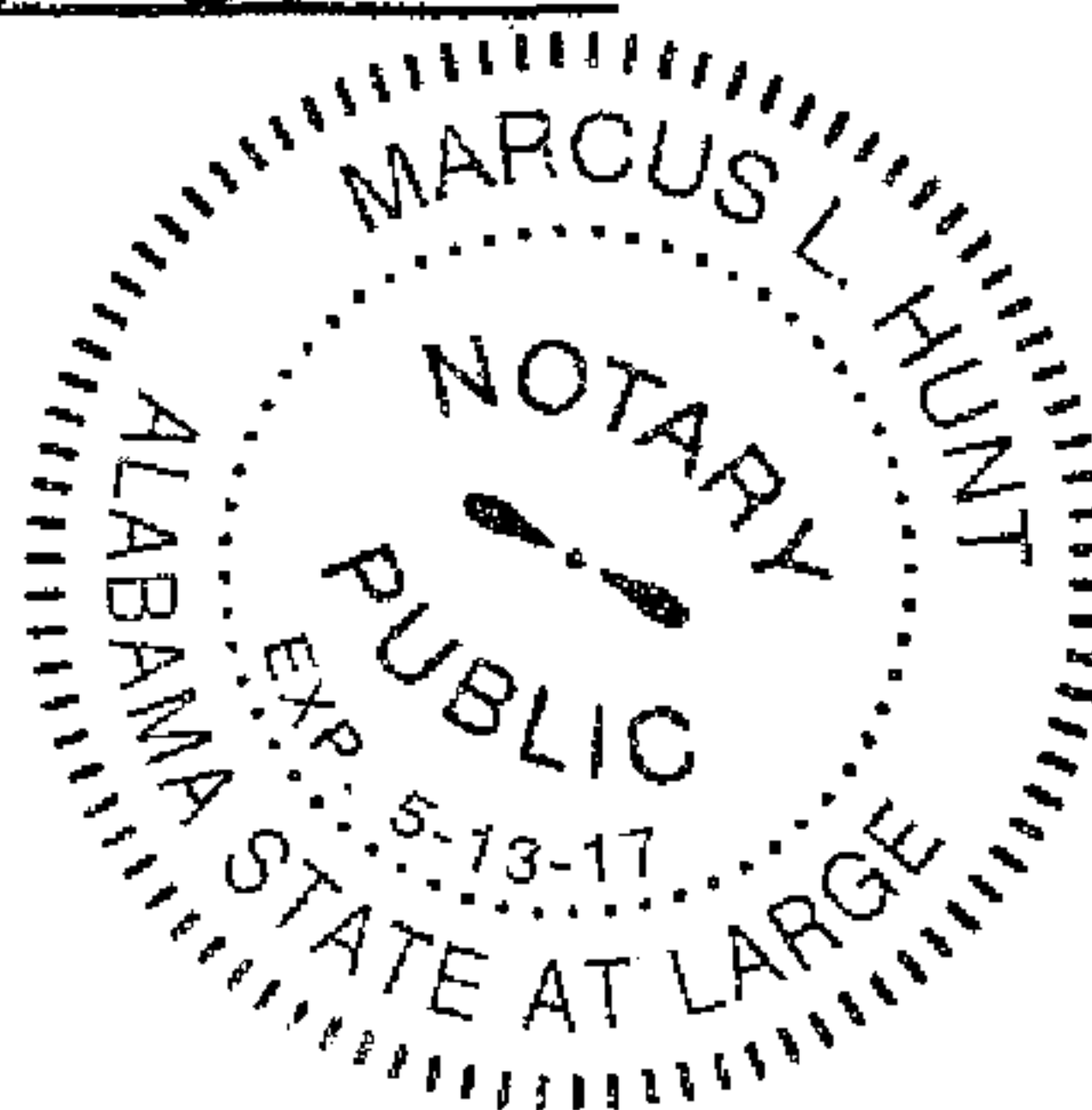
STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael Paul Fink and wife, Catherine Jill Fink**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of April, 2016.

My Commission Expires: 5/13/17

  
Notary Public



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/12/2016 08:31:12 AM  
\$21.50 DEBBIE  
20160412000119210

