

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
20160428000140200
04/28/2016 12:04:11 PM
DEEDS 1/2

Send Tax Notice To:
Julius + Marge Pierce
3036 Chelsea Park Ridge
Chelsea, AL 35043

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$217,900.00, 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 Rodricus Deon Patton and Kimberlie Patton, Husband and Wife, whose mailing address is 4720 Colonnade Place, #405, Birmingham, AL 35243 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Julius S. Pierce and Marge Otinsky Pierce, whose mailing address is 3036 Chelsea Park Ridge, Chelsea, AL 35043 (herein referred to as 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 3036 Chelsea Park Ridge, Chelsea, AL 35043; 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: \$217,900.00 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 26th day of April, 2016.

Rodricus Deon Patton
Rodricus Deon Patton
Kimberlie Patton
Kimberlie Patton

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Rodricus Deon Patton and Kimberlie Patton, 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 26th day of April, 2016.

[Signature]
Notary Public
Commission Expires: 3/5/17



EXHIBIT "A"
Legal Description

Lot 4-24, according to the Survey of Chelsea Park, 4th Sector, as recorded in Map Book 34, pages 137A and 147B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama, and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 4th Sector executed by Grantor and Chelsea park Residential Association, Inc., and recorded in Instrument #20050425000195430 (which together with all amendments thereto, and hereinafter collectively referred to as the "Declaration").

Together with the nonexclusive easement to use the Easement Parcel as more particularly described in the Easement Agreement as recorded in Instrument #20040816000457750 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
04/28/2016 12:04:11 PM
\$18.00 CHERRY
20160428000140200

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