

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

Send Tax Notice to:
Roy Eric Daniels
105 Kentwood Terrace
Alabaster, AL 35007

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

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

That in consideration of One Hundred Eighty-Six Thousand Five Hundred and No/100-----
(\$186,500.00)---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,

Stephen Hall and wife, Elizabeth Ann Hall, whose mailing address is:

6021 Coleman Lake Rd ; McCalla, AL 35111

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

Roy Eric Daniels and wife, Kimberly Freeze Daniels, whose mailing address is:
105 Kentwood Terrace, Alabaster, AL 35007

(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 105 Kentwood Terrace, Alabaster, AL 35007
to wit:

**Lot 104, according to the Survey of Kentwood 3rd Addition, as recorded in Map Book 19, page 26 in the
Office of the Judge of Probate Shelby County, Alabama.**

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

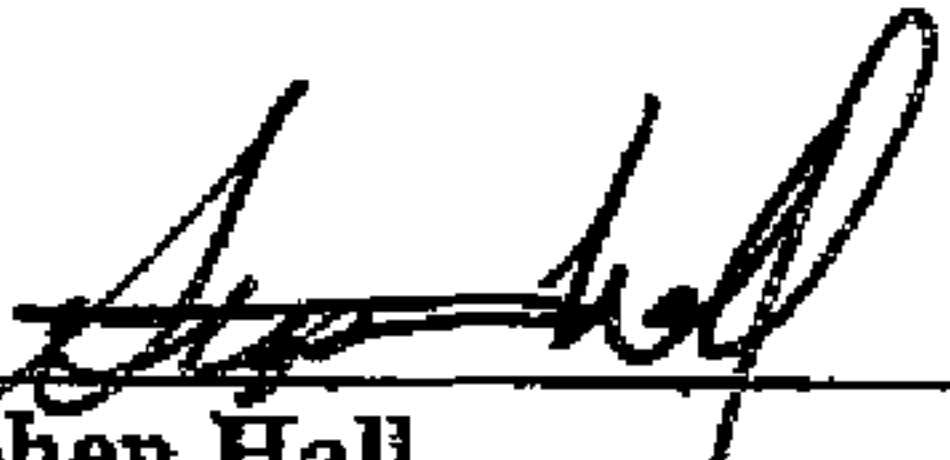
**\$183,121.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.**


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 5th day of May, 2016.

Witness:



Stephen Hall


Elizabeth Ann Hall

Witness:

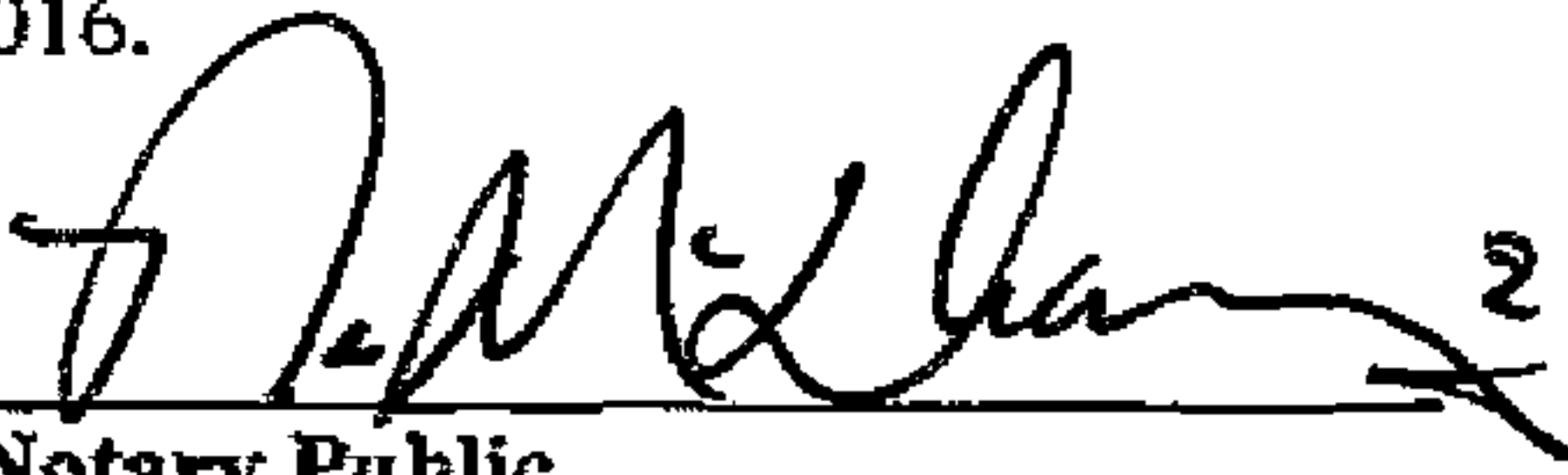
General Acknowledgement

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

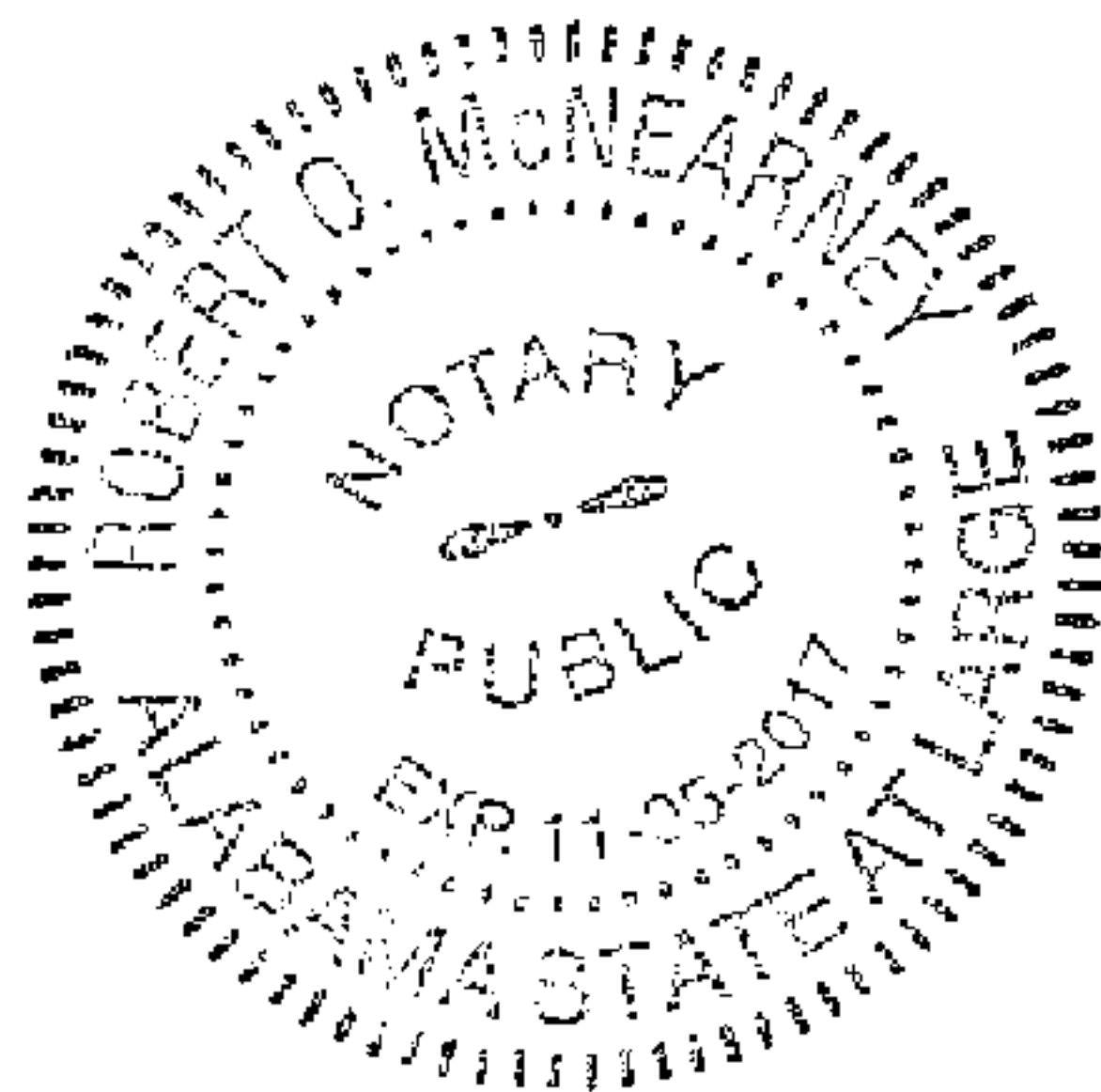
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Stephen Hall and wife, Elizabeth Ann Hall**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of 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 May, 2016.

My Commission Expires: 11/5/17



Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/06/2016 01:15:34 PM
\$20.50 CHERRY
20160506000154140

