

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

Send Tax Notice To:  
Fredricka L. Spratling  
Jeremy L. Spratling  
518 Moss Creek Circle  
Helena, AL 35080

**20160511000160340**  
**05/11/2016 03:24:39 PM**  
**DEEDS 1/2**

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$520,000.00, 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 William V. McKnight, Jr., an unmarried man, whose mailing address is 1474 Pettyjohn Rd, Bessemer AL 35022 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Fredricka L. Spratling and Jeremy L. Spratling, whose mailing address is 518 Moss Creek Circle, Helena, AL 35080 (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 518 Moss Creek Circle, Helena, AL 35080; to-wit:

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

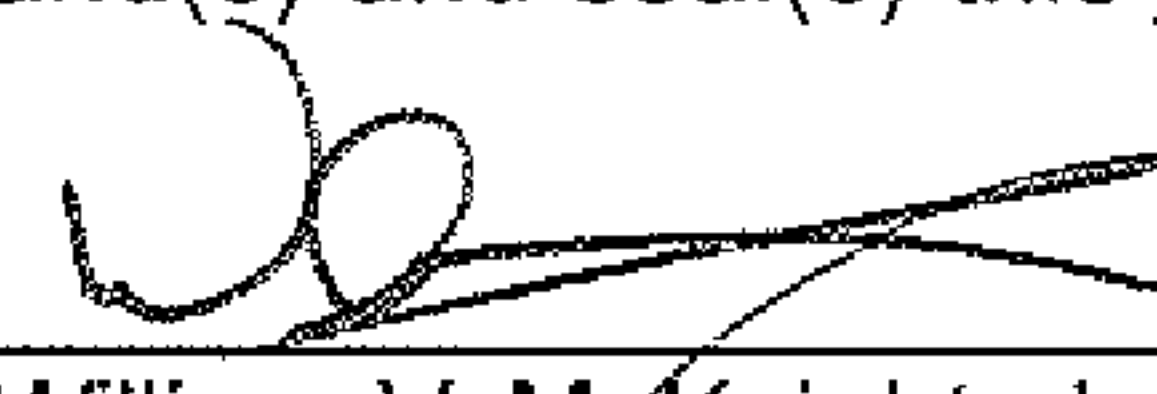
Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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: \$416,000.00 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 5<sup>th</sup> day of May, 2016.

  
\_\_\_\_\_  
William V. McKnight, Jr.

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that William V. McKnight, Jr., 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, he executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 5<sup>th</sup> day of May, 2016.

  
\_\_\_\_\_  
Notary Public  
Commission Expires: 12-29-19

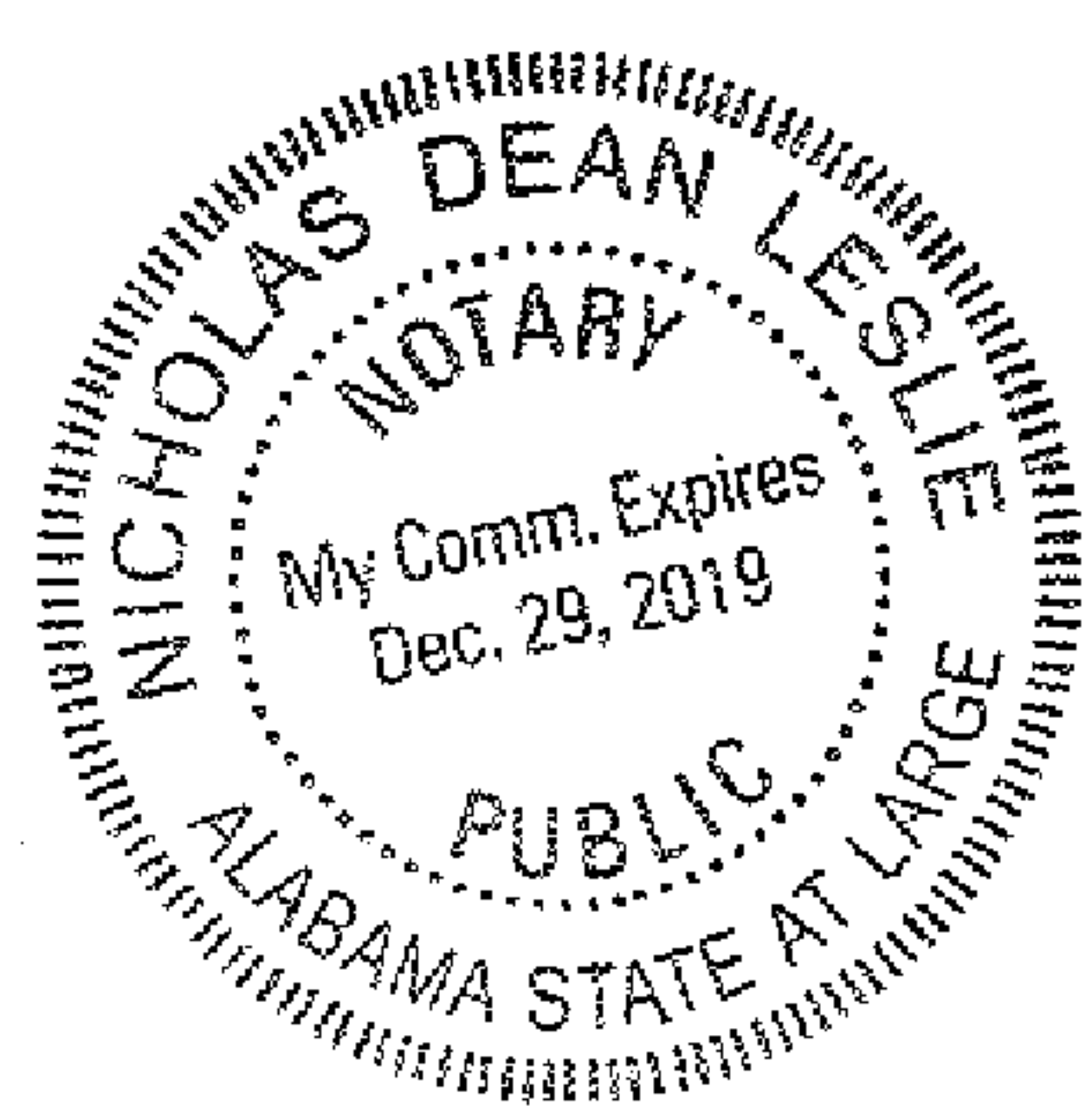
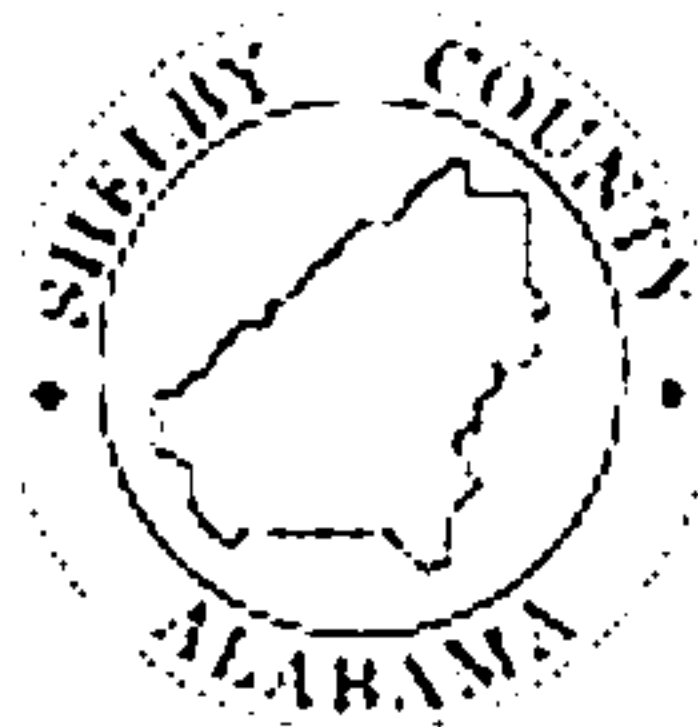


EXHIBIT "A"  
Legal Description

Lot 4, according to the Survey of Moss Bend, as recorded in Map Book 14, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/11/2016 03:24:39 PM  
\$121.00 CHERRY  
20160511000160340

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