

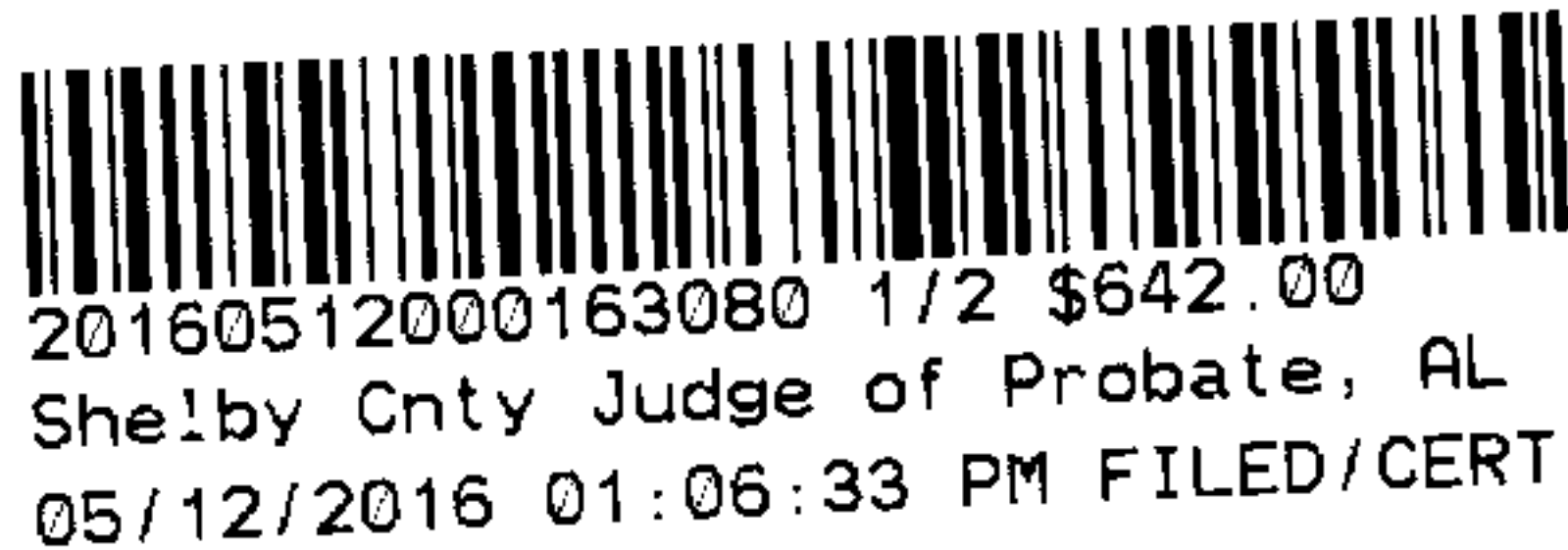
This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:

629 Whispering Ridge
Helena, AL 35080

92.50% located in Shelby County
7.50% located in Bibb County

Warranty Deed



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

That in consideration of \$625,000.00, 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 Billy May and April May Husband and Wife , whose mailing address is 4140 SPALDING DR ATLANTA GA 30350 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James Aaron Hosey and Jordan M. Hosey, whose mailing address is 629 Whispering Ridge Helena, AL 35080 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby/bibB County, Alabama, the address of which is 629 Whispering Ridge, 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 to said grantee, his, her or their heirs and assigns forever.

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; \$ 0 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Billy May and April May Husband and Wife has/have hereunto set his/her/their hand(s) and seal(s) , this 2nd day of May, 2016.

Billy May
April May

State of Alabama
jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Billy May and April May, 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 2nd day of May, 2016.

[Signature]
Notary Public
Commission Expires: 10/31/2016

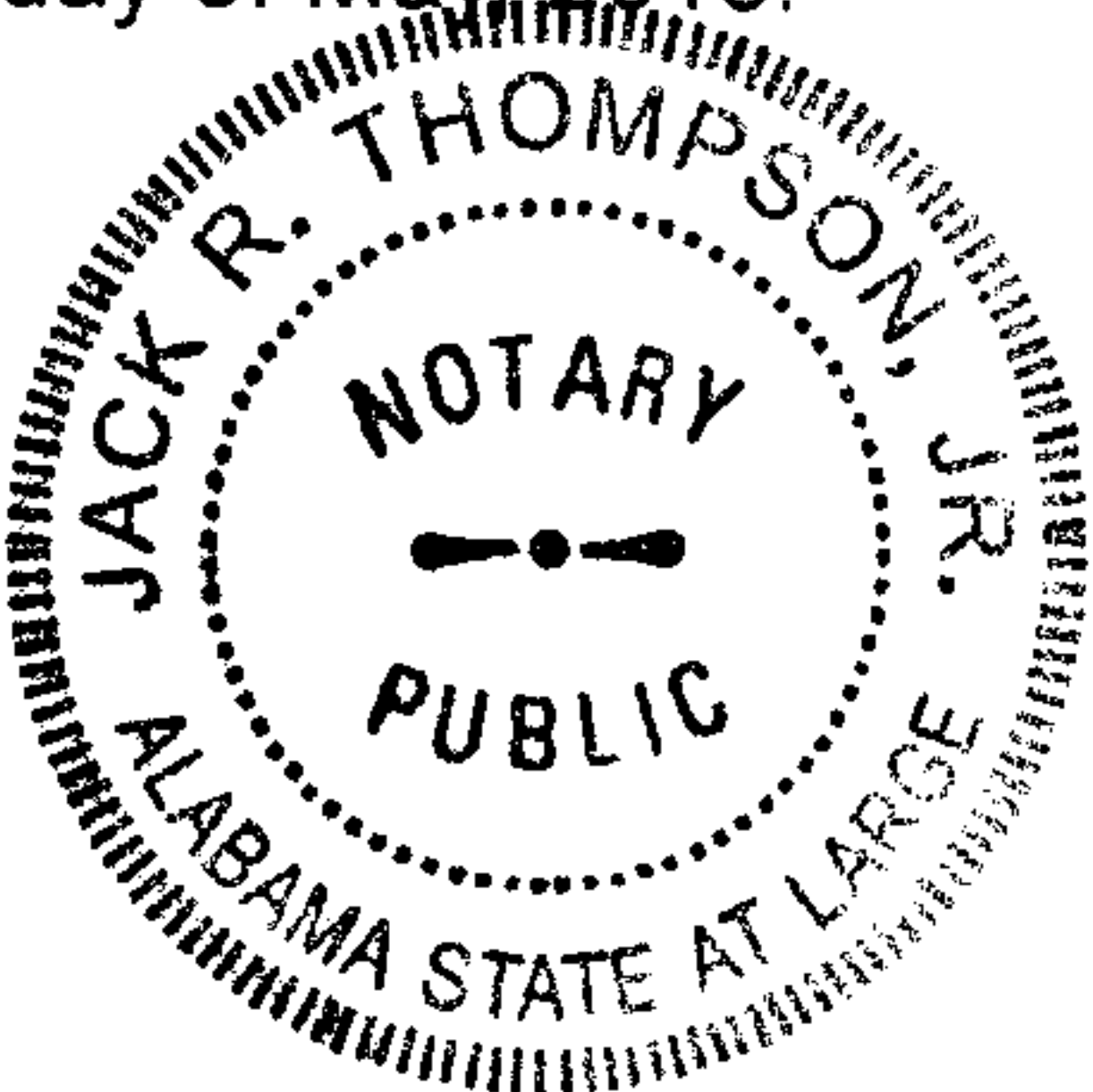


EXHIBIT "A"
Legal Description

Parcel I:

Lot 10-1, according to the Resubdivision of Lot 10, Whispering Pines Farms, as recorded in Map Book 32, Page 28, in the Probate Office of Shelby County, Alabama and which is also recorded in the Probate Office of Bibb County, Alabama; situated in Shelby County, Alabama and Bibb County, Alabama.

Parcel II:

Part of Lot 10-8, according to the Resubdivision of Lot 10 Whispering Pines Farms as recorded in Map Book 32, Page 28 in the Probate Office of Shelby County, Alabama more particularly described as follows:

Commence at the SE corner of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 21 South, Range 5 West, Bibb County, Alabama; thence North 00 degrees, 00 minutes, 00 seconds East a distance of 120.42 feet; thence South 86 degrees, 26 minutes, 33 seconds West a distance of 309.04 feet to the beginning of a curve to the right having a radius of 60.00 feet, a central angle of 87 degrees, 01 minute, 22 seconds and subtended by a chord which bears North 50 degrees, 02 minutes, 46 seconds West, and a chord distance of 82.62 feet; thence along the arc of said curve a distance of 91.13 feet; thence North 06 degrees, 33 minutes, 19 seconds West a distance of 441.99 feet to the point of beginning; thence North 65 degrees, 10 minutes, 18 seconds East a distance of 82.13 feet; thence North 11 degrees, 59 minutes, 05 seconds East a distance of 19.54 feet; thence North 40 degrees, 05 minutes, 54 seconds West a distance of 20.88 feet; thence North 81 degrees, 39 minutes, 19 seconds West a distance of 44.20 feet; thence North 63 degrees, 23 minutes, 02 seconds West a distance of 22.09 feet; thence North 33 degrees, 51 minutes, 36 seconds West a distance of 24.99 feet; thence South 06 degrees, 33 minutes, 19 seconds East a distance of 107.34 feet to the point of beginning; together with that certain access easement for the purpose of ingress and egress as created by that certain Easement for Access and Utilities dated October 5, 2004 and recorded in Instrument Number 2004102100005829000 (Shelby County) and RPB BK ___, PG ___ (Bibb County).


20160512000163080 2/2 \$642.00
Shelby Cnty Judge of Probate, AL
05/12/2016 01:06:33 PM FILED/CERT