

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Grantees Mailing Address/
Send Tax Notice To:
Ross C. Naish
April N. Clark
470 16th Street
Calera, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty-Nine Thousand and 00/100 Dollars (\$129,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Wilburn O. Thomas**, (herein referred to as Grantor) do grant, bargain, sell and convey unto **Ross C. Naish** and **April N. Clark** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 1 and 2, Block 77, according to the Survey of J.H. Dunstan's Map of the Town of Calera, Alabama.

The other grantee, **Mary L. Thomas**, having died on or about the 8th day of September, 2010.

\$126,663.49 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 hand and seal, this May 24, 2016.


Wilburn O. Thomas by Wilma Sue Parsons,
Attorney in Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

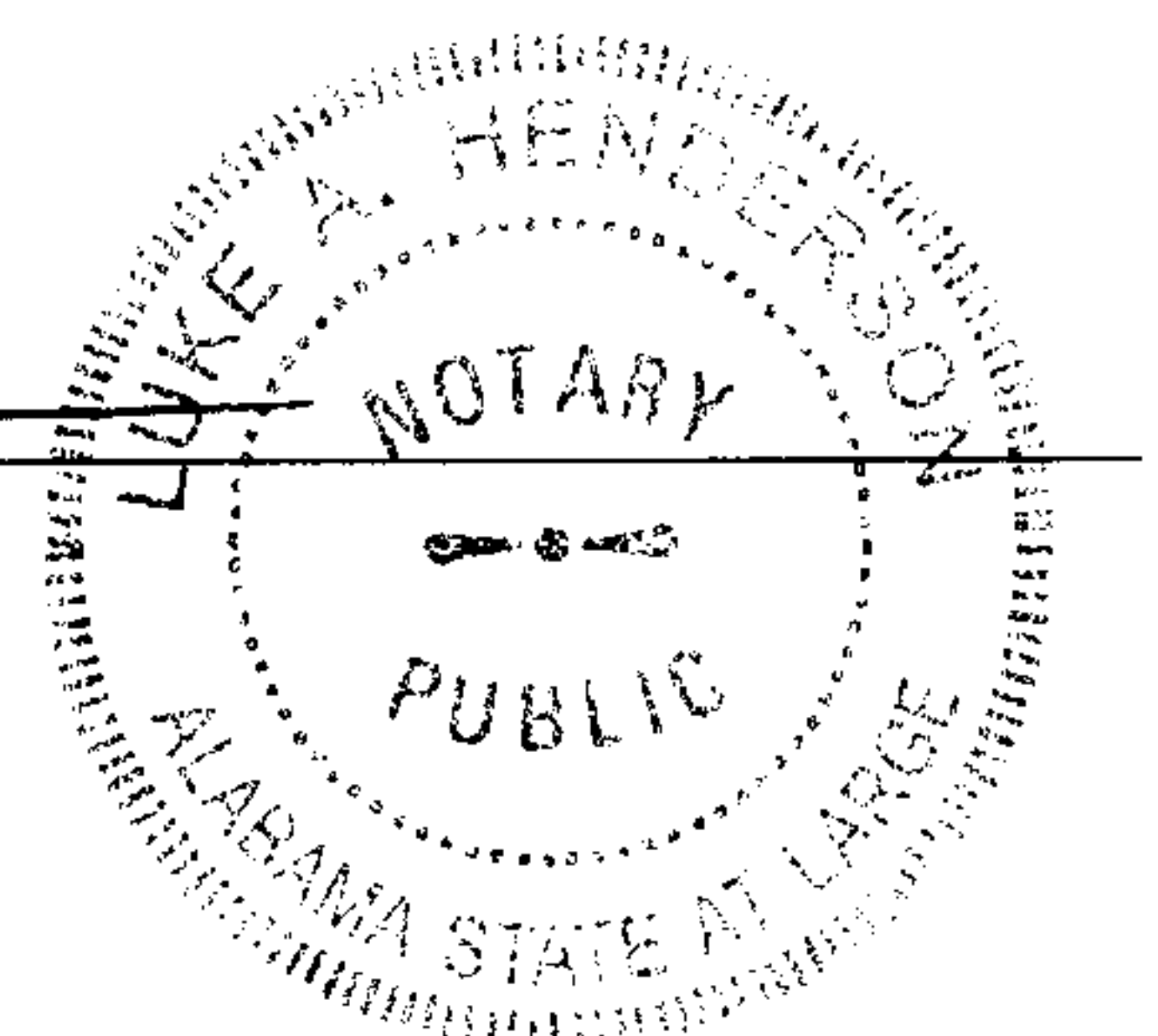
I, Luke A. Henderson, a Notary Public for the State of Alabama, do hereby certify that **Wilma Sue Parsons**, whose name as Attorney in Fact for **Wilburn O. Thomas**, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he (or she) in his (or her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 23rd day of May, 2016.

My Commission Expires: 07/26/2016

Grantor's Address:
945 Brookhaven Drive
Odenville, AL 35120
Property Address:
470 16th Street
Calera, AL 35040


Notary Public




20160527000182560 1/1 \$16.50
Shelby Cnty Judge of Probate, AL
05/27/2016 12:47:49 PM FILED/CERT

Shelby County, AL 05/27/2016
State of Alabama
Deed Tax: \$2.50