

This instrument was prepared by:

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Phone (205) 443-9027

20160601000187760

06/01/2016 01:07:26 PM

DEEDS 1/2

Send Tax Notice To:

Kristi H. Fudge & Millard A. Fudge
262 Grande View Parkway
Maylene, AL 35114

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of \$259,000.00, 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 Robin Pruett, Administrator of the Estate of Earnest Cliff Nixon, deceased, Probate Case No. PR-2016-000091, whose mailing address is

380 Co. Rd. 1683 Holly Pond AL 35083 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kristi H. Fudge and Millard A. Fudge, whose mailing address is 262 Grande View Parkway, Maylene, AL 35114 (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 262 Grande View Parkway, Maylene, AL 35114; 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: \$233,100.00 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 27th day of May, 2016.

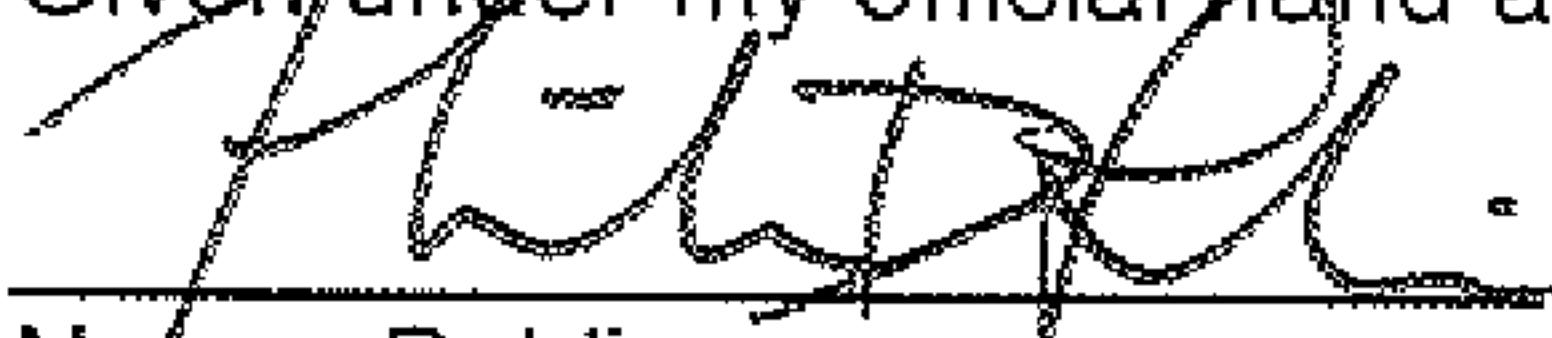


Robin Pruett, Administrator of the Estate of
Earnest Cliff Nixon, deceased, Probate Case No.
PR-2016-000091

State of Alabama
Shelby County

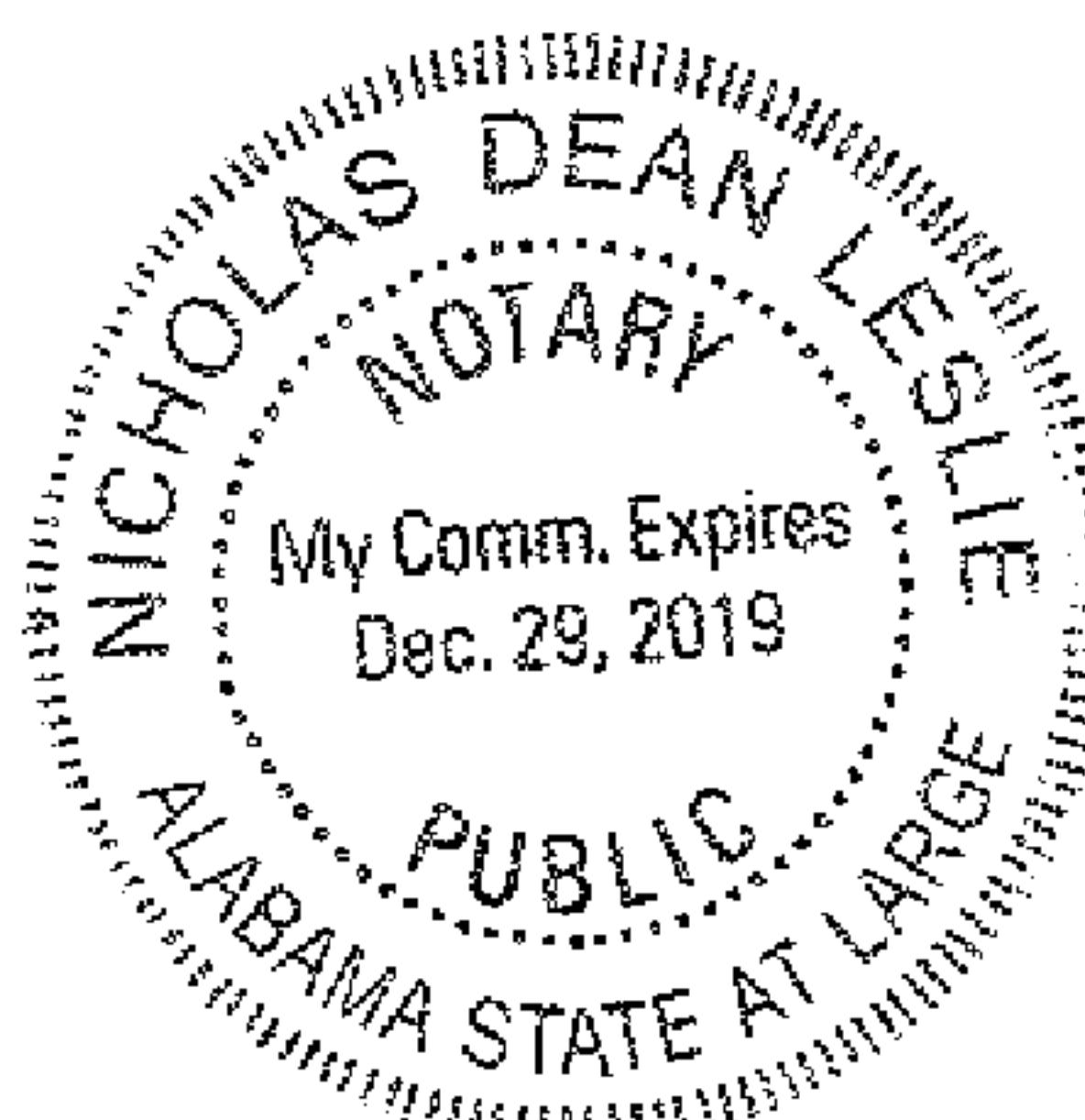
I, The Undersigned, a notary for said County and in said State, hereby certify that Robin Pruett whose name as Administrator of the Estate of Earnest Cliff Nixon is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in her capacity as such Administrator of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 27th day of May, 2016.



Notary Public

Commission Expires: 12-29-2019



S16-0302CDF

EXHIBIT "A"
Legal Description

Lot 1031-A according to the Shipes Resurvey as recorded in Map Book 28, Page 42, 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
06/01/2016 01:07:26 PM
\$43.00 CHERRY
20160601000187760

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