

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243 20160602  
Phone (205) 443-9027 06/02/201

Send Tax Notice To:  
David + Amanda Grantham  
410 Pine Oak Circle  
- Chelsea, AL 35043

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$275,000.00, 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 Cynthia N. Royster a single person, whose mailing address is 810 Stonerest Dr - Birmingham, AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto David Grantham and Amanda Grantham, whose mailing address is 416 Pin Oak Circle Chelsea, AL 35043 (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 416 Pin Oak Circle, Chelsea, AL 35043: to-wit:

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

Subject to ad valorem taxes for the current year and subsequent years.

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Subject to restrictions, reservations, conditions, and easements of record.

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Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$270,019.00 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 31st day of May, 2016.

Cynthia N. Royster

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Cynthia N. Royster, 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, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 31st day of May, 2016.

Notary Public ✓  
Commission Expires: 10/13/2016

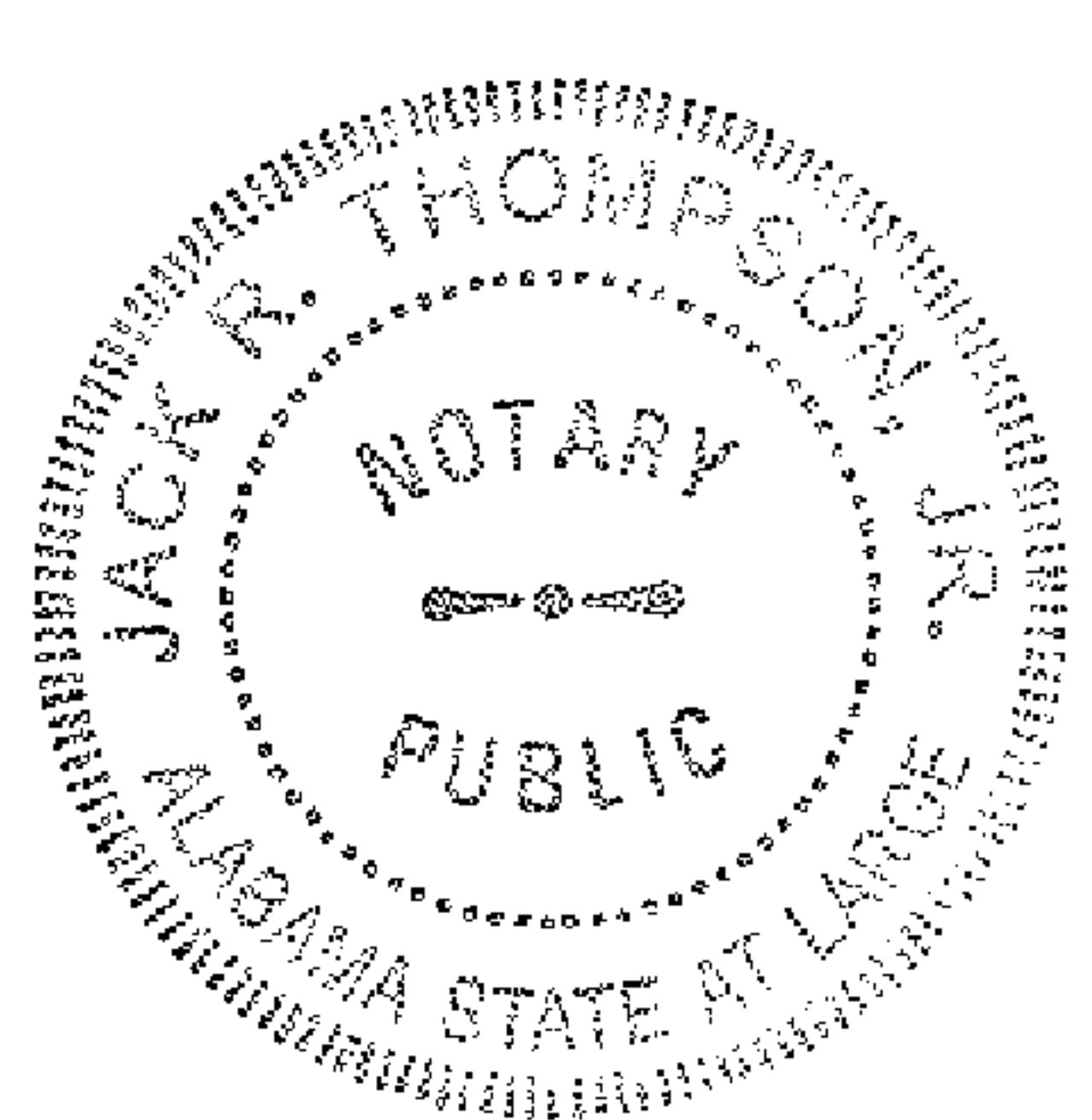


EXHIBIT "A"  
Legal Description

Lot 211, according to the Survey of Yellowleaf Ridge Estates, Second Sector, as recorded in Map Book 21, Page 93 A, B & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**20160602000189530 06/02/2016 11:56:40 AM DEEDS 2/2**



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/02/2016 11:56:40 AM  
\$22.00 CHERRY  
20160602000189530

A handwritten signature in black ink, appearing to read "J.W. Fuhrmeister".