

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Robert K. Noel
3052 Chelsea Park Ridge
Chelsea, AL 35043
(Also property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of Two Hundred Fifty-Two Thousand Five Hundred and
No/100---(\$252,500.00) As evidenced by closing statement.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
whereof is acknowledged, I

Brandon S. Leach and Mallori D. Leach, a married couple
(Whose address is 1710 Stone Pointe Dr. Auburn, AL 36830)
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Janine A. Noel and Robert K. Noel
(Whose address is the property address)
(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real
estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A"

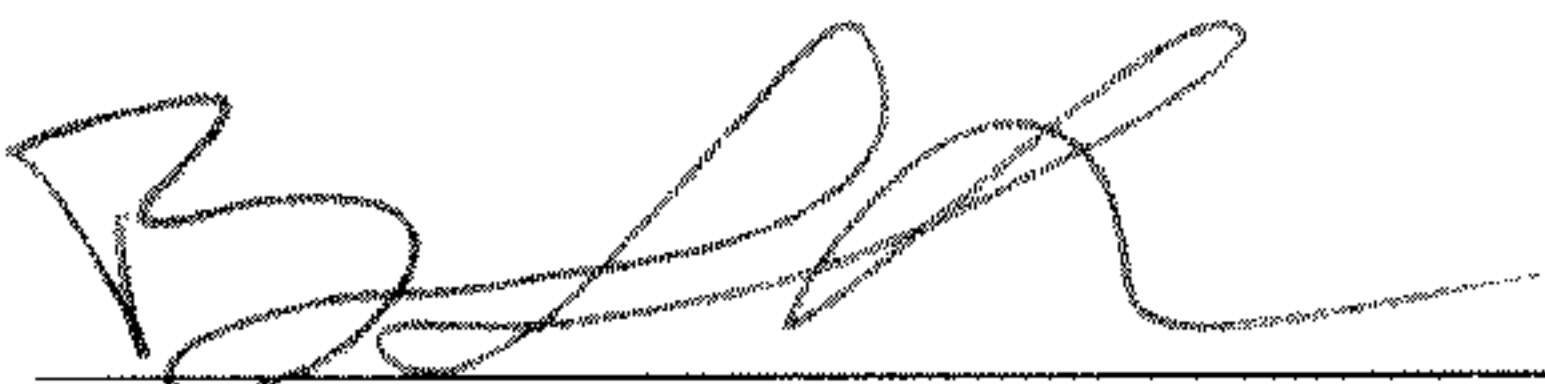
Subject to: all easements, taxes, restrictions, liens, rights of way of record.

\$ 192,500.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

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 /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.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 2nd
day of June, 2016.


_____(Seal)
Brandon S. Leach

Mallori D. Leach, by
Brandon S. Leach, her Attorney-in-Fact
_____(Seal)
Mallori D. Leach, by
Brandon S. Leach, her Attorney-in-Fact


STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

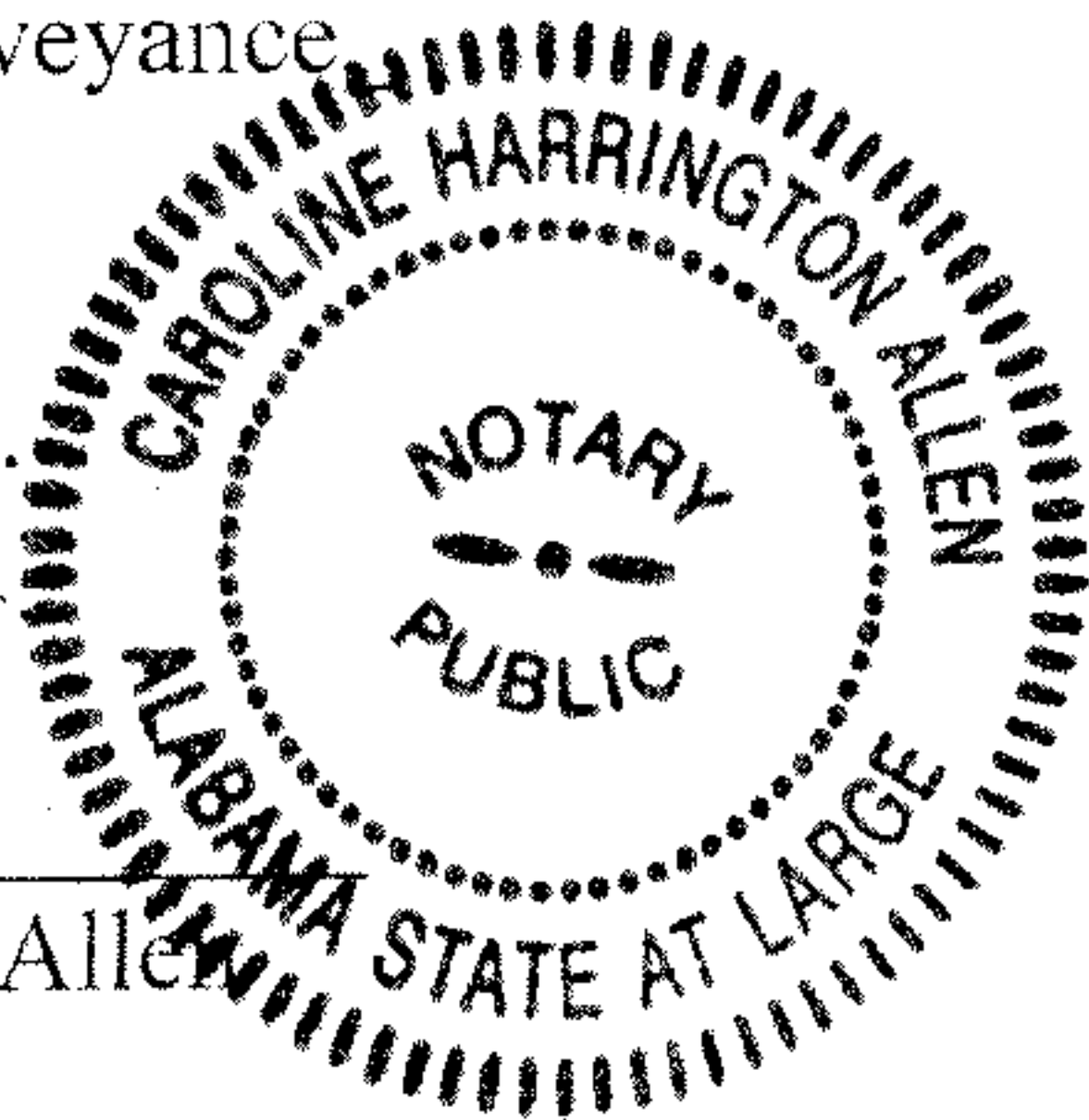
General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
Brandon S. Leach, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to
me, acknowledged before me on this day, that, being informed of the contents of the conveyance
they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of June, A.D., 2016.

My Commission Expires: 09/22/17


Notary Public: Caroline Harrington Allen



STATE OF ALABAMA)
 JEFFERSON COUNTY)

Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brandon S. Leach, whose name as Attorney-in-Fact for Mallori D. Leach is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, in his/her capacity as such Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of June, A.D., 2016.

My Commission Expires: 9/22/17


Notary Public: Caroline Harrington Allen

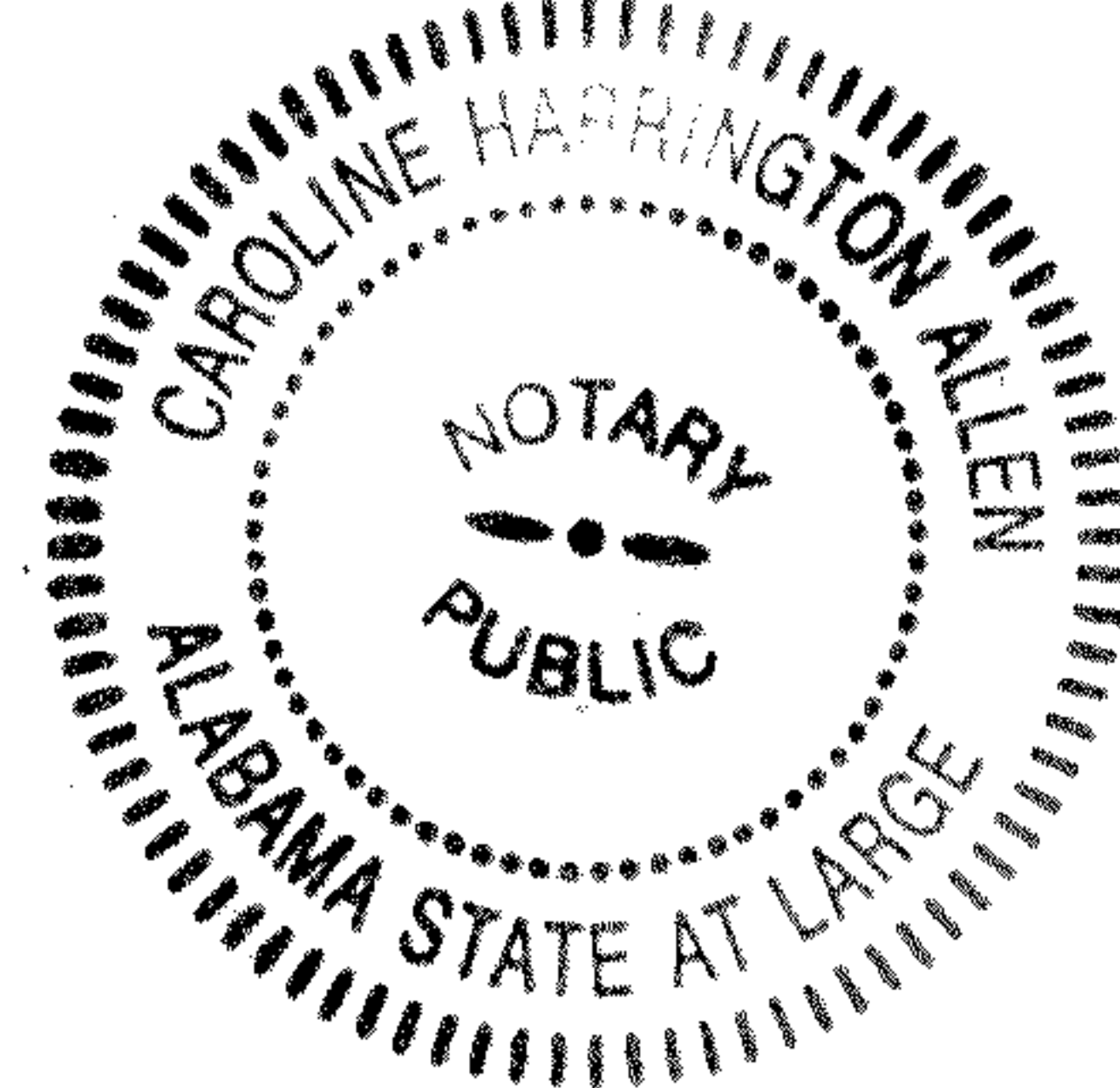


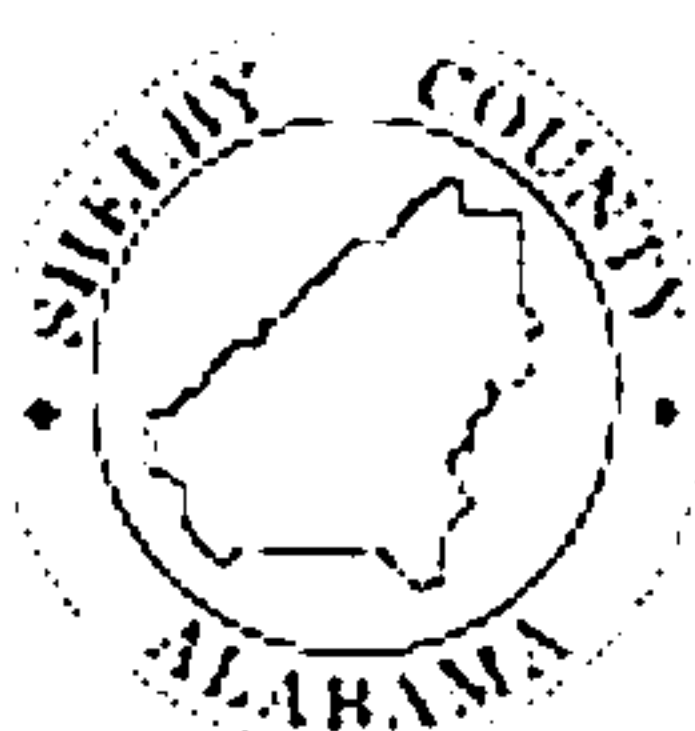
Exhibit "A"

Attached Legal Description

Lot 4-28, according to the Survey of Chelsea Park, 4th Sector, as recorded in Map Book 34, pages 147A and 147B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 4th Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded in Instrument No. 20050425000195430 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Together with the nonexclusive easement to use the Easement Parcel as more particularly described in the Easement Agreement as recorded in Instrument 20040816000457750, 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
06/03/2016 02:34:41 PM
\$80.00 CHERRY
20160603000192210

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