

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

20160603000192390
06/03/2016 03:01:16 PM
DEEDS 1/2

Send Tax Notice To:
Jason Novitski & Mary Katherine Snider
378 Holland Lakes Drive S
Pelham, AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$223,500.00, 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 Estate of Mary Jane White, deceased, Probate Case No.

PR-2015-000012, whose mailing address is

1466 Scout Ridge Dr. Hoover AL 35244 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jason Novitski and Mary Katherine Snider, whose mailing address is

378 Holland Lakes Dr. Pelham, AL 35124 (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 378 Holland Lakes Drive South, Pelham, AL 35124; 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: \$219,451.00 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 1st day of June, 2016.

Monty Staggs, Personal Personal
Representative of the Estate of Mary Jane
White, deceased Shelby County Probate Case
No. PR-2015-000012

BY: Monty Staggs

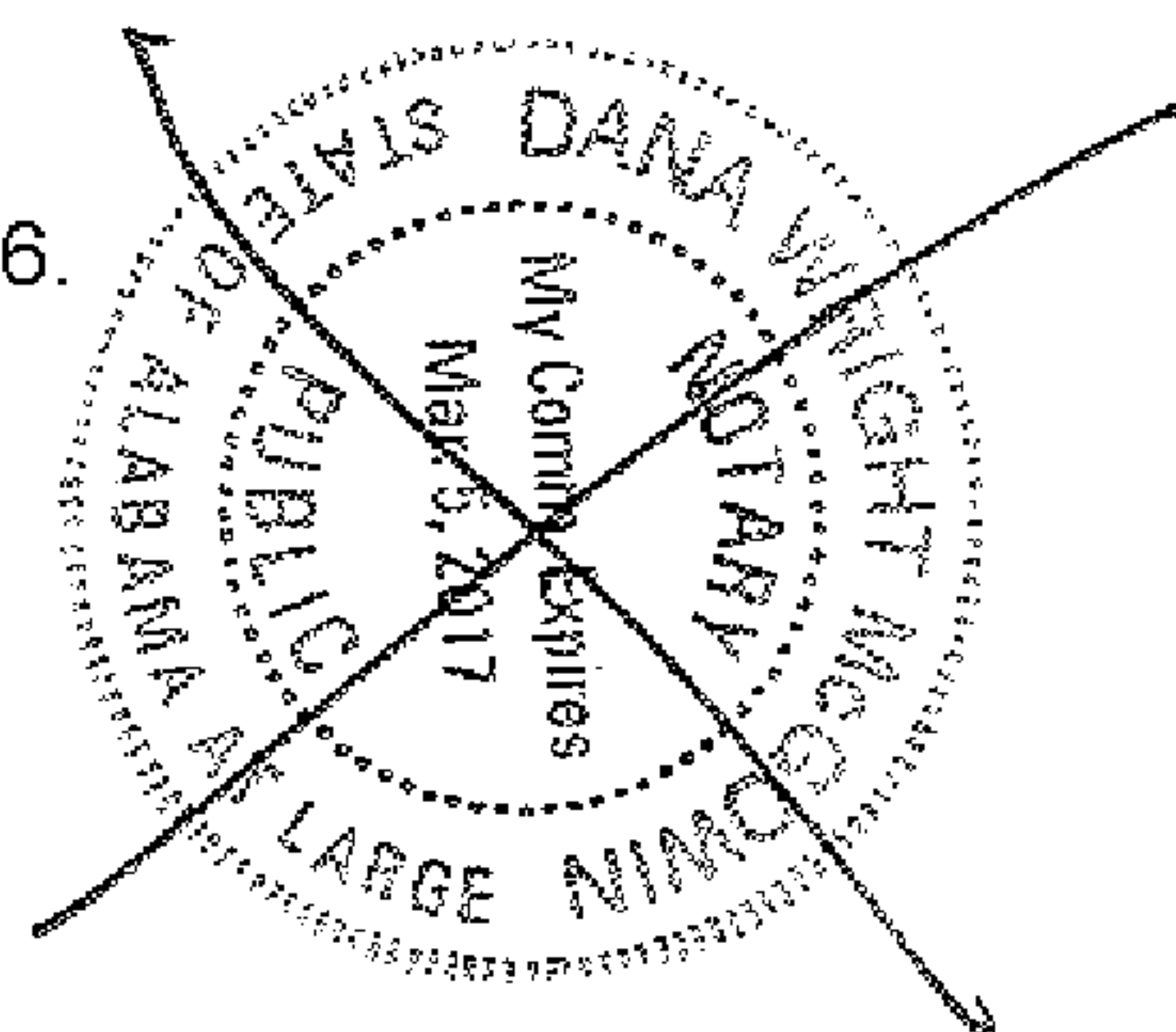
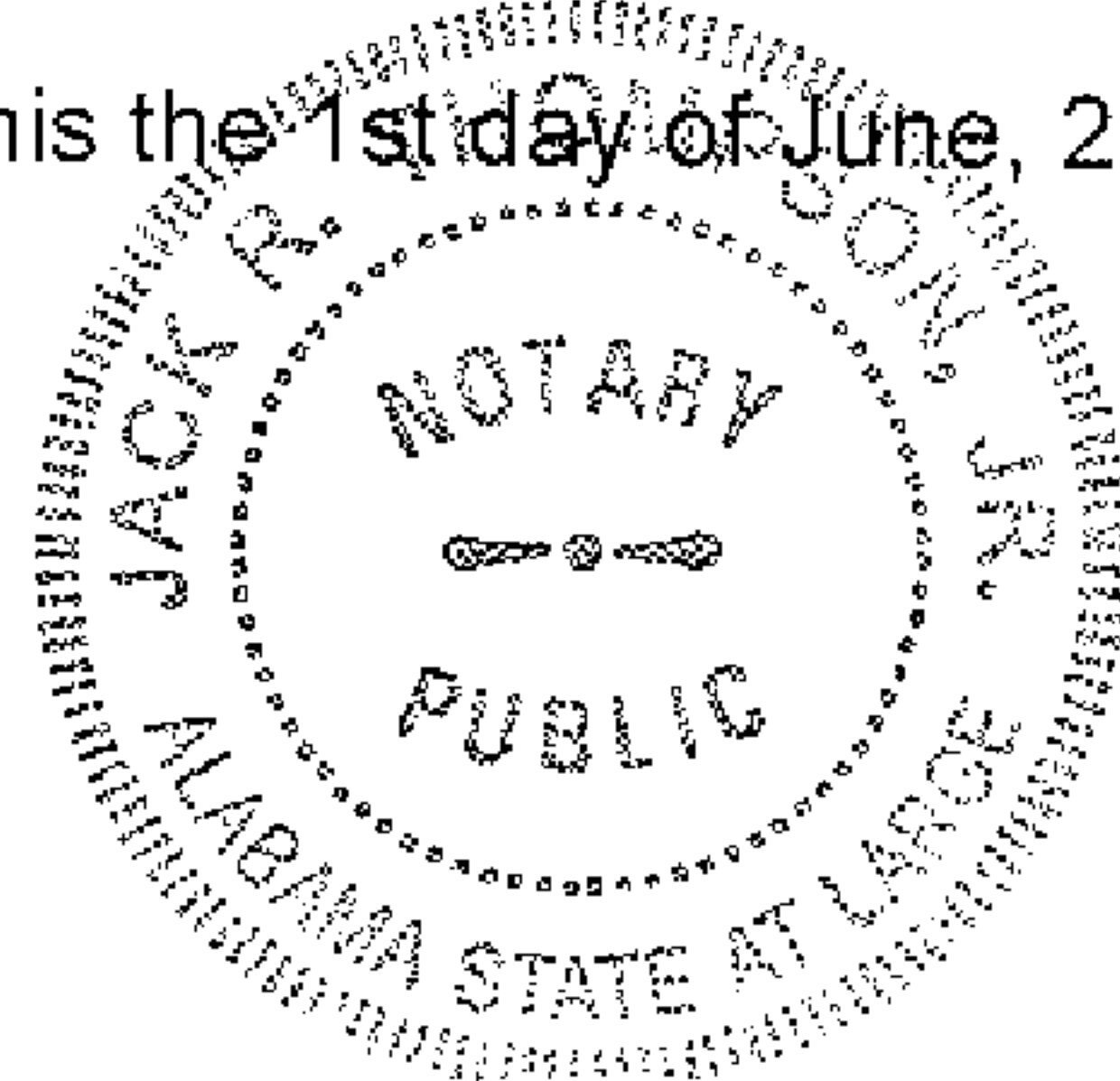
State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Monty Staggs whose name as Personal Representative of the Estate of Mary Jane White 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, he, in his capacity as such Personal Representative 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 1st day of June, 2016.

K. R. Thompson, Jr.
Notary Public
Commission Expires:

10/31/2016



S16-1100CDF

EXHIBIT "A"
Legal Description

Lot 101, according to the Final Plat of Holland Lakes, Sector 1, as recorded in Map Book 34, page 85, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the Common Areas as more particularly described in Holland Lakes Declaration of Covenants, Conditions and Restrictions executed by Holland Lakes, Inc., and filed in Instrument #20050425000196100, amended by First Amendment recorded in Instrument #20050602000267270, and further amended by Second Amendment recorded in Instrument #20070312000109050, in the Probate Office of Shelby County Alabama (the 'Declaration').



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/03/2016 03:01:16 PM
\$21.50 CHERRY
20160603000192390

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.