

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

Send Tax Notice To:  
Eric J. Gaut  
Misty Gaut  
Jerry Scotty Gaut  
  
5391 Harvest Ridge Lane  
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA )  
 ) KNOWALL MEN BY THESE PRESENTS  
SHELBY COUNTY )

That in consideration of \$239,000.00, 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 James R. Harrington, Sr. and wife, Kay F. Harrington, whose mailing address is 235 Beaver Creek Pkwy, Prichard, AL 35124 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jerry Scotty Gaut, Eric J. Gaut and Misty Gaut, whose mailing address is 5391 Harvest Ridge Lane, Birmingham, AL 35242, (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 5391 Harvest Ridge Lane, Birmingham, AL 35242; to-wit:

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

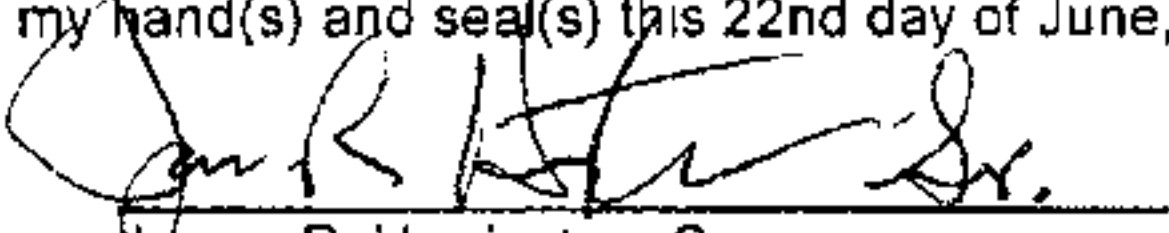
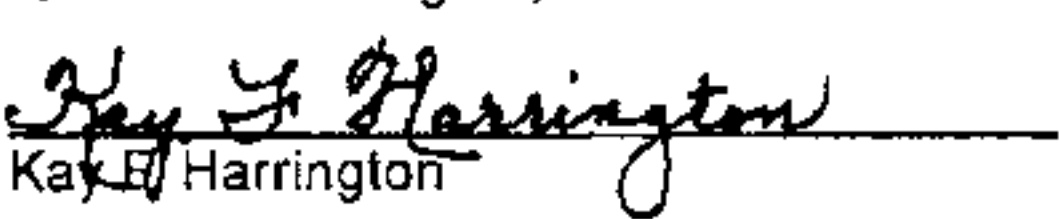
Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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: \$194,191.30 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

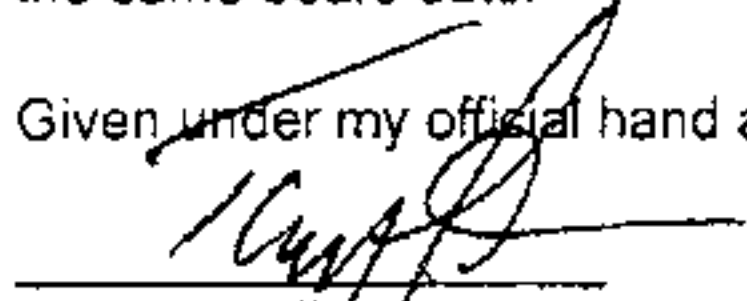
IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 22nd day of June, 2016.

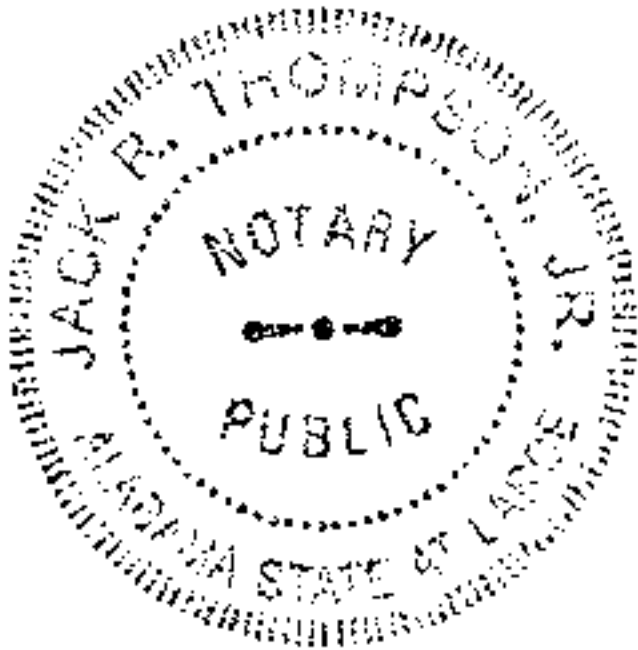
  
James R. Harrington, Sr.  
  
Kay F. Harrington

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that James R. Harrington, Sr. and Kay F. Harrington, 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, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 22nd day of June, 2016.

  
Notary Public  
Commission Expires: 10/31/2016



S16-1280CDF

Shelby County, AL 07/08/2016  
State of Alabama  
Deed Tax: \$45.00


  
20160708000238060 1/2 \$63.00  
Shelby Cnty Judge of Probate, AL  
07/08/2016 01:10:38 PM FILED/CERT

EXHIBIT "A"  
Legal Description

Lot 19, according to the Survey of Meadowbrook, 14th Sector, as recorded in Map Book 9, Page 82, in the Probate Office of Shelby County, Alabama.

S16-1280CDF

