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This instrument was prepared by:
A. Vincent Brown, Jr., Esq.
510 18th Street North
Bessemer, AL 35020

SEND TAX NOTICE TO:
Rory S. and Judy A. Rehmert
1688 Monteagle Drive
Hoover, AL 35244


File #0516-03

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

19.00
85.00
104.00



20160712000240810 1/2 \$103.00
Shelby Cnty Judge of Probate, AL
07/12/2016 07:28:50 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in Consideration of Eighty-Five Thousand and 00/100 Dollars (\$85000), 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, Milton Pate, a married man, whose mailing address is 28399 Burkart Drive, Orange Beach, Alabama 36561, is (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto Rory S. Rehmert and Judy A. Rehmert, whose mailing address is 1688 Monteagle Drive, Hoover, Alabama 35244, (herein referred to as GRANTEES, 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 1760 Southpointe Drive, Hoover, Alabama 35244, to-wit:

Lot 39, to the Survey of Southpointe Ridge, as recorded in Map Book 39, Page 7,
in the Probate Office of Shelby County, Alabama.

SUBJECT PROPERTY IS NOT THE GRANTOR(S) HOMESTEAD

SUBJECT TO:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Standard Exceptions:
 - a. Rights or claims of parties in possession not shown by the public records.
 - b. Easements, or claims of easements, not shown by the public records.
 - c. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
 - d. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - e. Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
3. Taxes for the year 2016 and subsequent years.
4. Easement(s), building line(s) and restriction(s) as shown on recorded map.
5. Declaration of Covenants, Conditions and Restrictions recorded in Inst. No. 2008-32671.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
7. Restrictions appearing of record in Inst. No. 2006-26210 and Inst. No. 2007-18456.
8. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2007-51684 and Inst. No. 2007-51637.

\$0 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 said GRANTEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I/(we), Milton Pate, a married man, have hereunto set my (our) hand(s) and seal(s) this 27th day of May, 2016.

 (SEAL)
Milton Pate

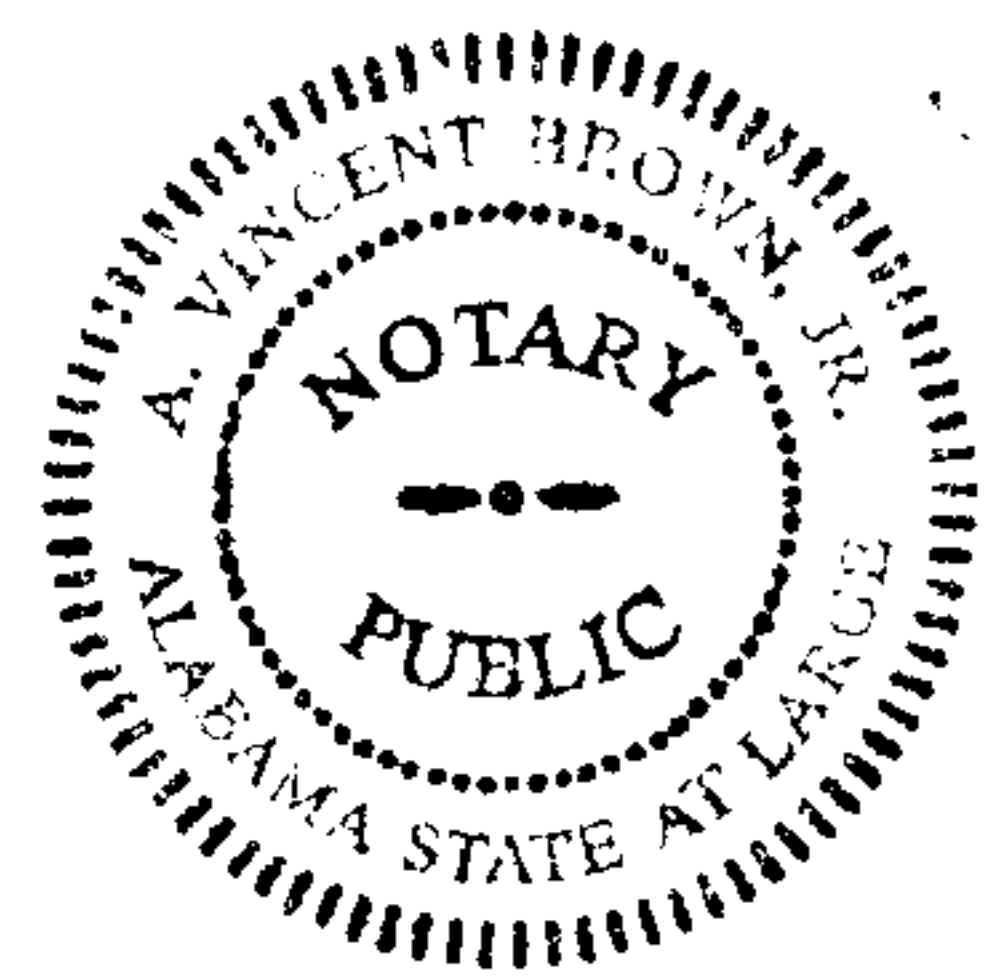
**STATE OF ALABAMA
JEFFERSON COUNTY**


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Milton Pate, a married man, 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, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

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


Notary Public

My commission expires: 11/29/2019




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