

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
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Phone (205) 443-9027

Send Tax Notice To:  
Lashanda S. Hill  
Jonathan Fitzgerald Hill  
1364 Willow Creek Place  
Alabaster, AL 35007

WARRANTY DEED - Joint Tenants with Right of Survivorship

20160715000246940 07/15/2016 09:39:59 AM DEEDS 1/2

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of \$125,000.00, 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 Gary R. Hoffmann and Debra Faust Hoffmann husband and wife, whose mailing address is 3016 Willow Creek Place, Alabaster, AL 35007 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Lashanda S. Hill and Jonathan Fitzgerald Hill, whose mailing address is 1364 Willow Creek Place, Alabaster, AL 35007 (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 1364 Willow Creek Place, Alabaster, AL 35007; 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: \$122,735.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Gary R. Hoffmann is the surviving grantee of that certain deed recorded in Book 270, Page 637; Linda J. Hoffmann having died on or about the 27th day of October, 2011.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 13th day of July, 2016.

7/13/16 Effective Date

Gary R. Hoffmann  
Gary R. Hoffmann

Debra Faust Hoffmann  
Debra Faust Hoffmann

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Gary R. Hoffmann, 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, he executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 12th day of July, 2016.

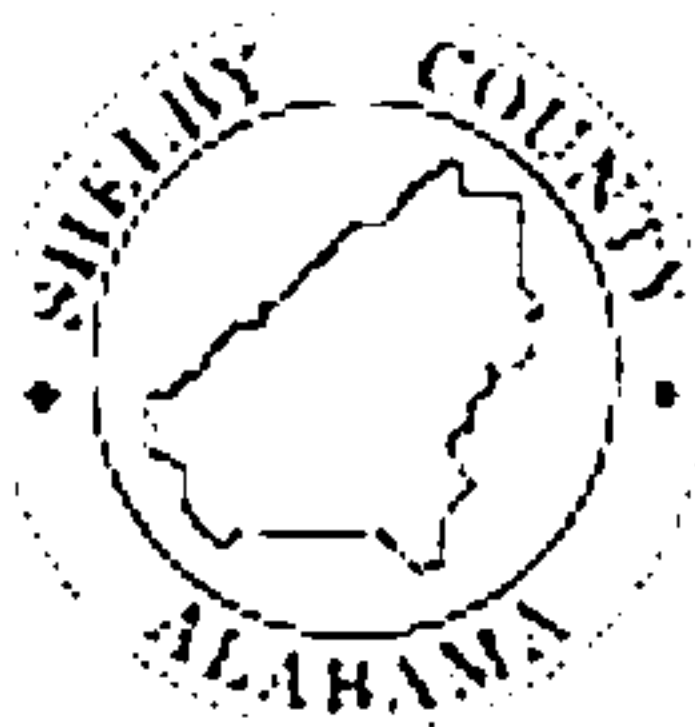
[Signature]  
Notary Public  
Commission Expires 3/15/17



EXHIBIT "A"  
Legal Description

Lot 15, according to the Survey of Willow Creek, Phase Two, as recorded in Map Book 9, Pages 102 A & B, in the Probate Office of Shelby County, Alabama.

**20160715000246940 07/15/2016 09:39:59 AM DEEDS 2/2**



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/15/2016 09:39:59 AM  
\$20.50 CHERRY  
20160715000246940

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