

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:  
Joan + Henry Williams  
113 Hampton Lake Drive  
Pelham, AL 35124

20160720000254270  
07/20/2016 03:47:14 PM  
DEEDS 1/2

Warranty Deed

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

That in consideration of \$120,000.00, 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 Chadwick D. Shupe and Meredith M. Cagle Shupe formerly Meredith M. Cagle, Husband and Wife, whose mailing address is 1025 Dunsmore Drive Chelsea, AL 35043 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Joan Williams and Henry Grant Williams, Trustees of the BP Neighbors Family Trust dated July 18, 2014., whose mailing address is 113 Hampton Lake Dr. Pelham, AL 35124 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 418 Tocoa Road, Helena, AL 35080; 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 to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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: \$ 0 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Chadwick D. Shupe and Meredith M. Cagle Shupe formerly Meredith M. Cagle, Husband and Wife has/have hereunto set his/her/their hand(s) and seal(s) this 18th day of July, 2016.

Chadwick D. Shupe  
Chadwick D. Shupe  
Meredith M. Cagle Shupe  
Meredith M. Cagle Shupe formerly Meredith M. Cagle

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Chadwick D. Shupe and Meredith M. Cagle Shupe f/k/a Meredith M. Cagle, 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 18th day of July, 2016.

[Signature]  
Notary Public  
Commission Expires: 10/31/2016

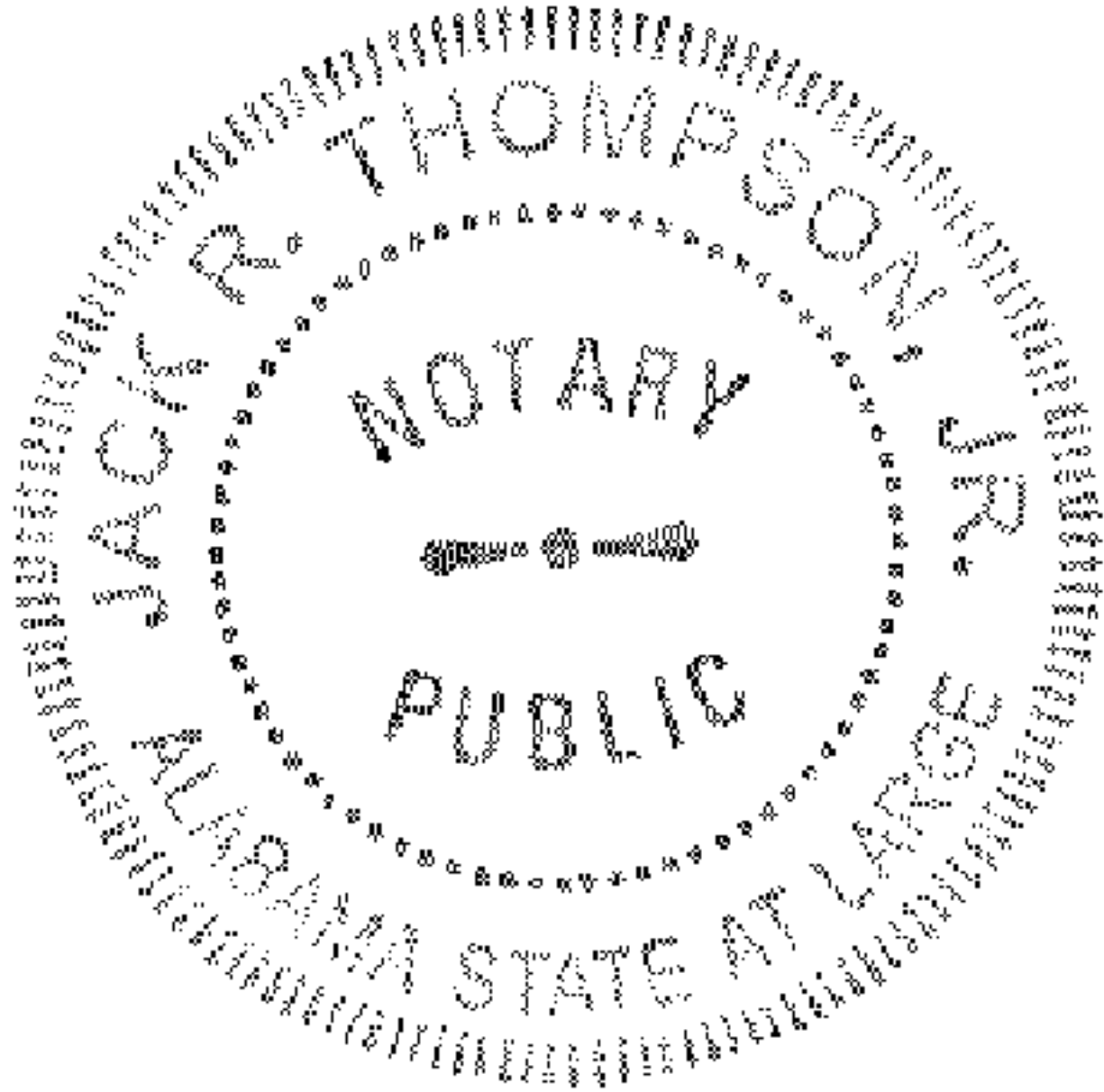


EXHIBIT "A"  
Legal Description

Lot 4, according to the Survey of Tocoa Parc Subdivision, Phase 2, as recorded in Map Book 25, Page 79, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/20/2016 03:47:14 PM  
\$138.00 CHERRY  
20160720000254270

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