

This instrument was prepared by:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2016-04-5023

Documentary Evidence: Sales Contract

Send tax notice to:

Chris Miles Trantham
Angela H. Trantham
275 Polo Downs
Chelsea, Alabama 35043
(Grantees' Mailing Address and
Property Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Three Thousand Five Hundred and 00/100 Dollars (\$203,500.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) by the Grantee(s) herein, the receipt and sufficiency of which are hereby acknowledged, we, **Christopher D. Miller and spouse, Melissa A. Thornton**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Chris Miles Trantham and Angela H. Trantham**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 123, according to the Survey of Polo Crossings, Sector 1, as recorded in Map Book 39, page 41, in the Probate Office of Shelby County, Alabama.

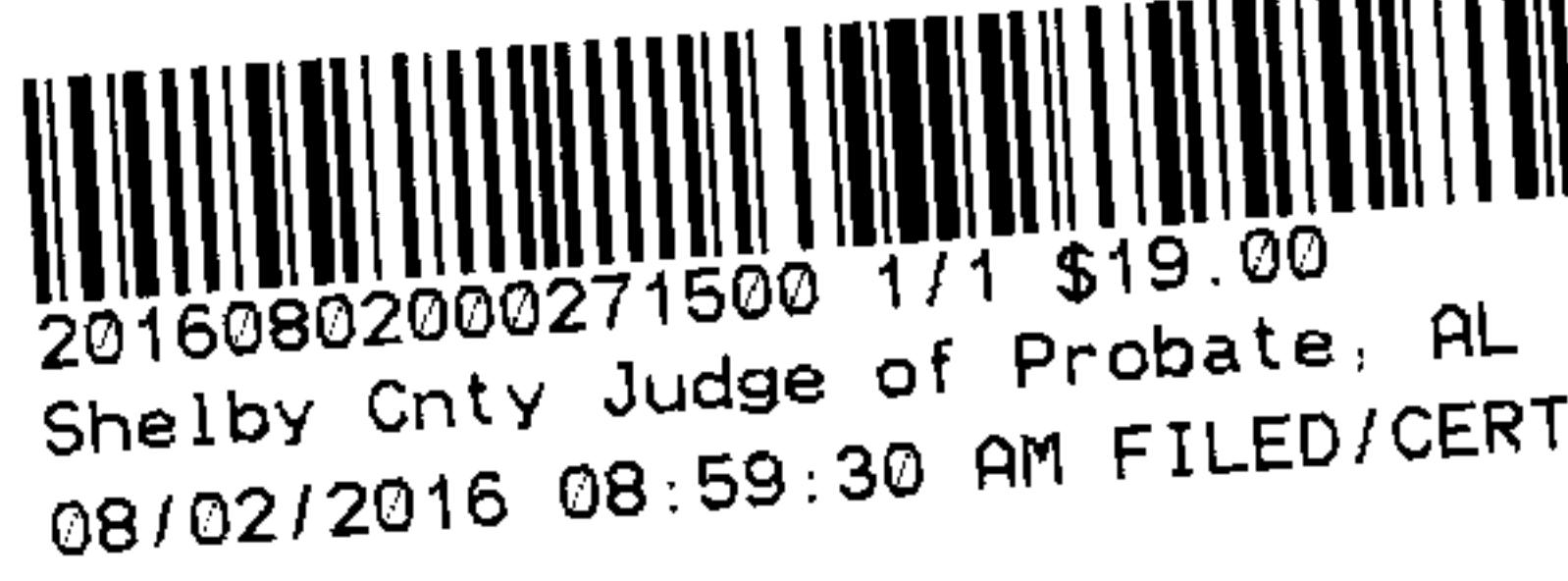
\$199,813.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

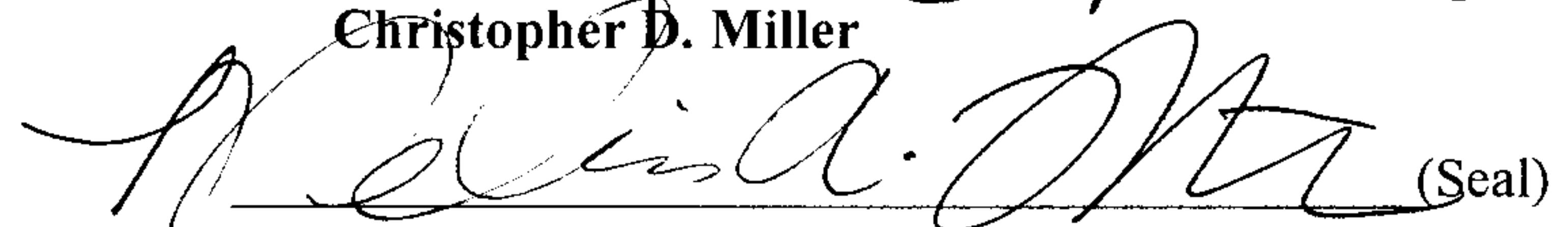
SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens, and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD Unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy 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, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hand and seal, this 29th day of July, 2016.

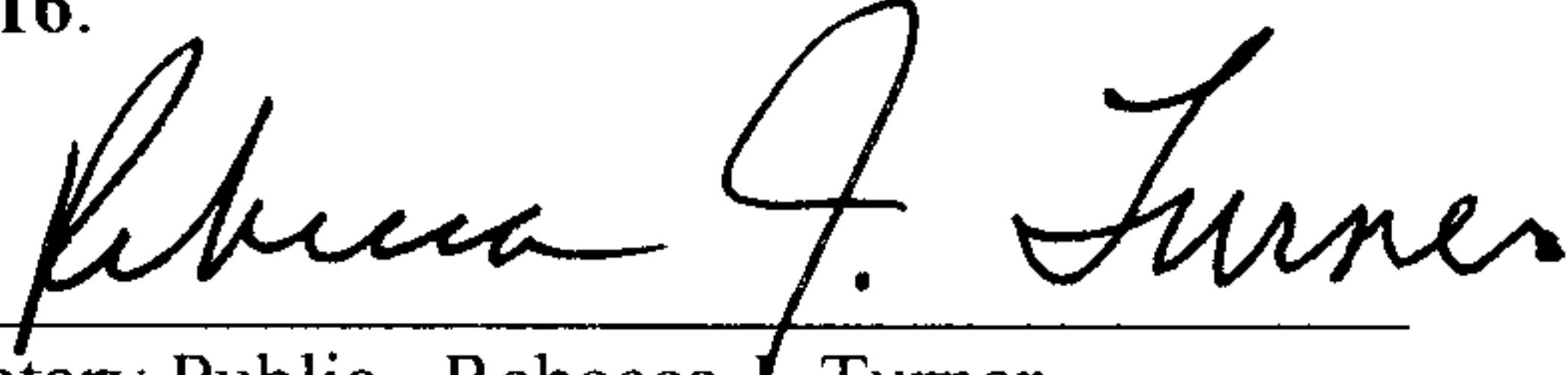



Christopher D. Miller (Seal)

Melissa A. Thornton (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Christopher D. Miller and spouse, Melissa A. Thornton**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, they executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 29th day of June, 2016.


Notary Public Rebecca J. Turner
My Commission Expires: 12/22/2018

Grantor's mailing address:

145 Cottage Lane
BIRMINGHAM, AL 35247

Shelby County, AL 08/02/2016
State of Alabama
Deed Tax: \$4.00

