

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

20160802000272580
08/02/2016 11:21:13 AM
DEEDS 1/2

Send Tax Notice To:
George Cowgill
Donna Cowgill
1429 Secretariat Drive
Helena, AL 35080

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$172,400.00, 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 Eric C. H. Smith and Melissa M. Smith, husband and wife, whose mailing address is 2661 Hawthorne Lake Road, Helena, AL 35022 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto George Cowgill and Donna Cowgill, whose mailing address is 1429 Secretariat Drive, Helena, AL 35080, (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 1429 Secretariat Drive, Helena, AL 35080; to-wit:


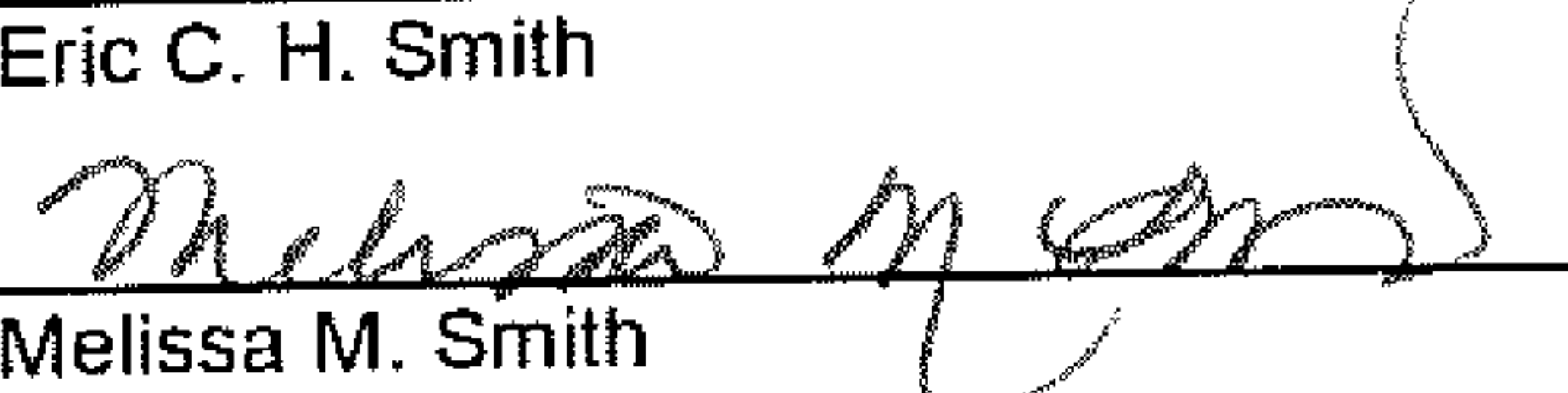
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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, 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.

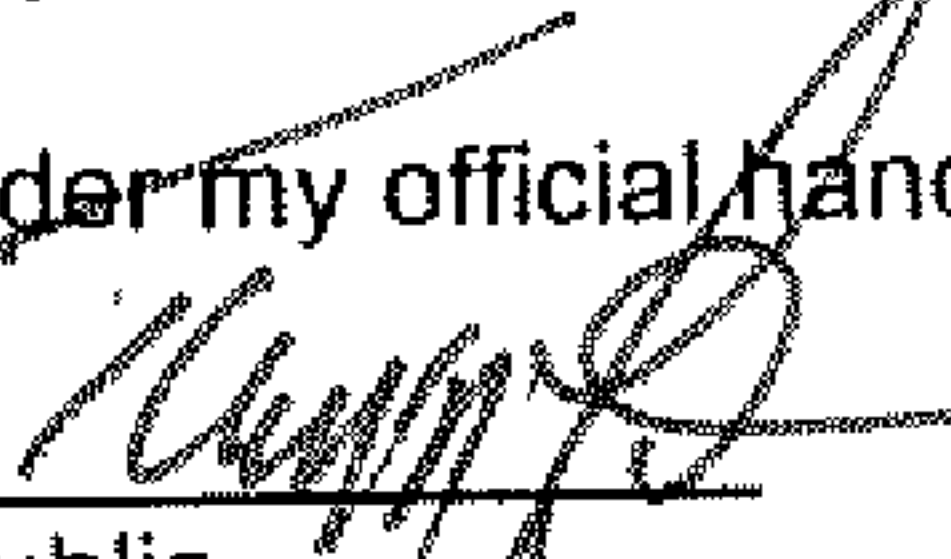
IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 29th day of July, 2016.

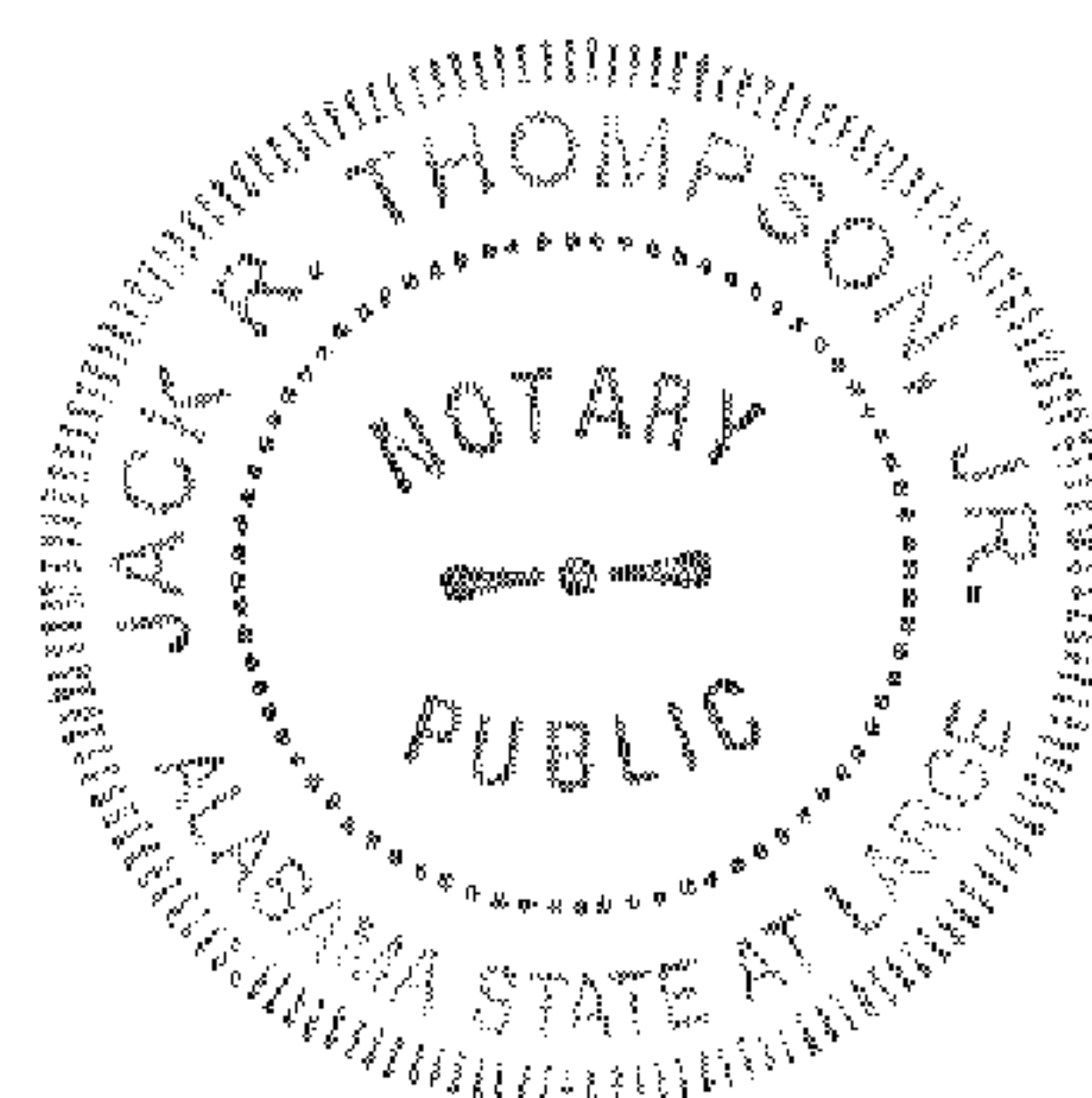

Eric C. H. Smith

Melissa M. Smith

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Eric C. H. Smith and Melissa M. Smith, 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 29th day of July, 2016.


Notary Public
Commission Expires: 10/31/2016



S16-1770CDF

EXHIBIT "A"
Legal Description

Lot 52, according to the Survey of Dearing Downs, 6th Addition, Phase I, as recorded in Map Book 10, Page 78, in the Probate Office of Shelby County, Alabama.

20160802000272580 08/02/2016 11:21:13 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/02/2016 11:21:13 AM
\$190.50 CHERRY
20160802000272580

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name and title.