

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:  
Katherine + Nathaniel Roy  
1148 Willow Creek Court  
Alabaster AL 35007

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$162,900.00, 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 Mickey G. Smith and Merita J. Smith Husband and Wife, whose mailing address is 371 Appleford Road Helong AL 35080 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Katherine H. Roy and Nathaniel Roy, whose mailing address is 1148 Willow Creek Court, Alabaster AL 35007 (herein referred to 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 1148 Willow Creek Court, 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.

Micky G. Smith and Mickey G. Smith are one and the same person  
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; \$159,948.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 10th day of August, 2016.

Mickey G. Smith  
Mickey G. Smith  
Merita J. Smith  
Merita J. Smith

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Mickey G. Smith and Merita J. 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 10th day of August, 2016.

Jack R. Thompson, Jr.  
Notary Public  
Commission Expires: 10/31/2016

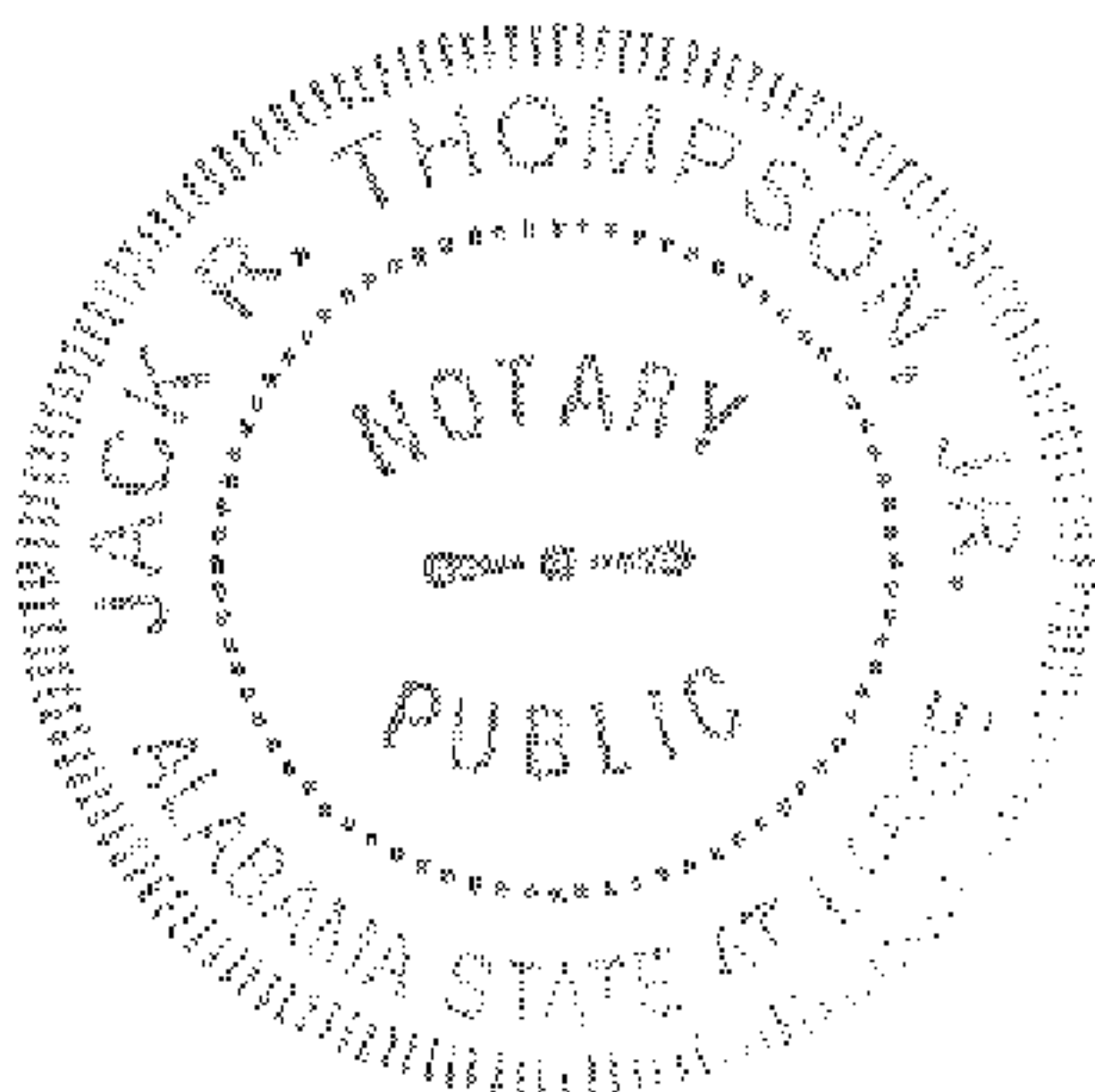
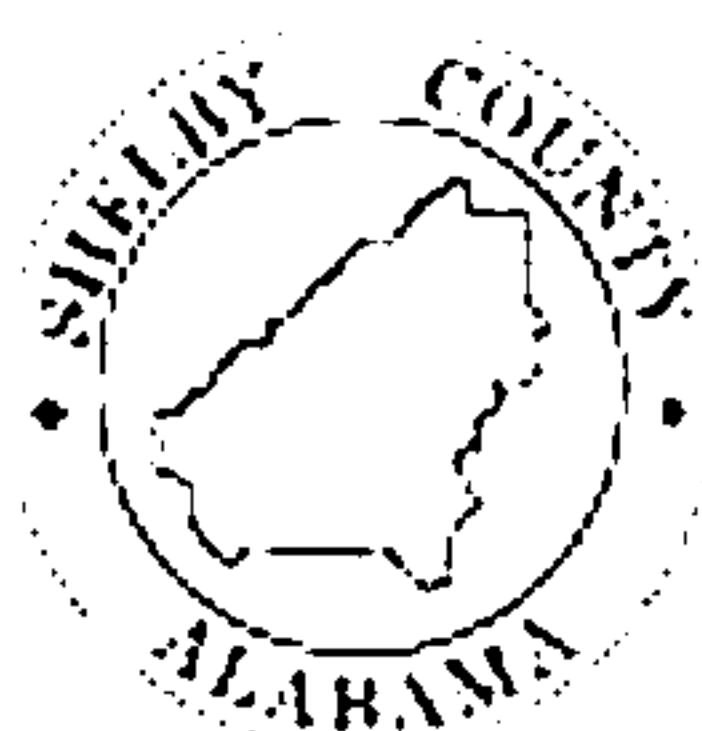


EXHIBIT "A"  
Legal Description

Lot 53, according to the Map and Survey of Willow Creek, Phase Tow, as recorded in Map Book 9, Page 102 A & B 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  
08/12/2016 10:08:51 AM  
\$21.00 JESSICA  
20160812000287830

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

S16-1895CDF