

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:  
Angelo + Barbara Jones  
128 Meadow View Circle  
Pelham, AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA )

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY )

)

20160901000317610

09/01/2016 10:39:45 AM

DEEDS 1/2

That in consideration of \$172,500.00, 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 Jeanette Fincher a single person, Jeanette Fincher is the surviving grantee of that certain deed recorded in 1998-51999, the other grantee, Billy J. Fincher having died on or about April 19, 2014, whose mailing address is

7310 Emerald Glade Lane, Humble, Tx 77396 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Angelo Jones, Sr. and Barbara Jones, whose mailing address is 128 Meadow View Circle, Pelham, AL 35124 (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 128 Meadow View Circle, Pelham, AL 35124; 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: \$172,500.00 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 18 day of August, 2016.

Deed effective 8/30/2016

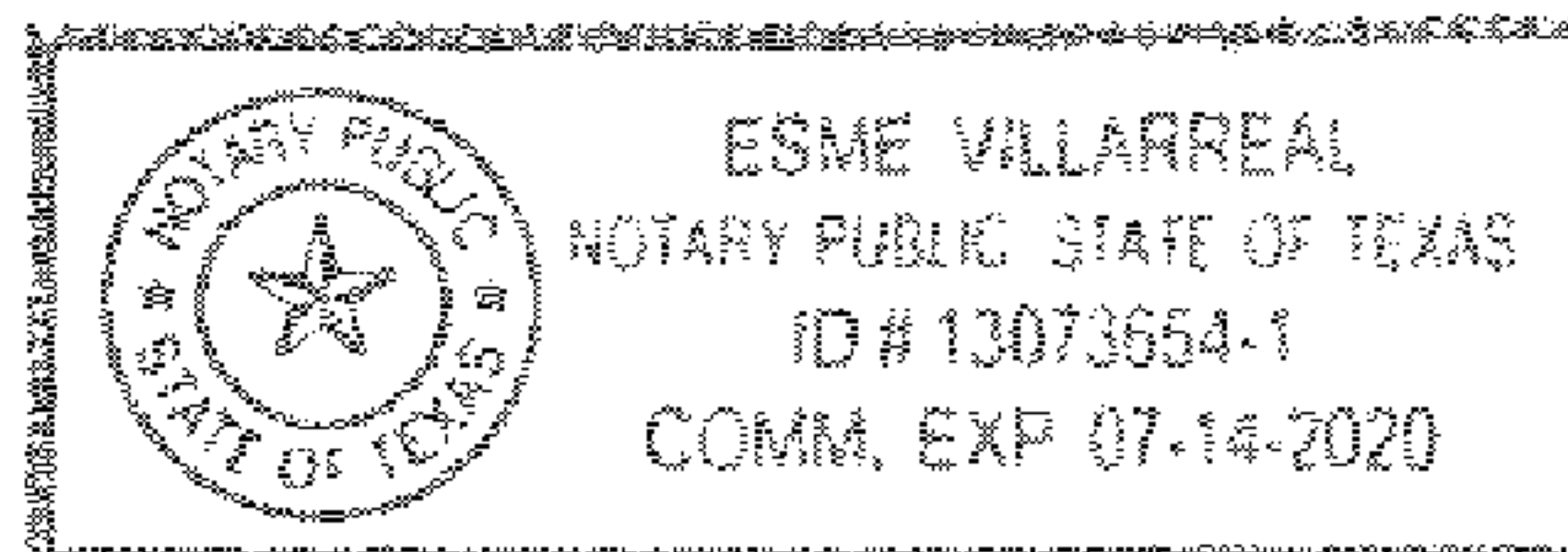
Jeanette Fincher  
Jeanette Fincher

State of Texas  
Harris County

I, Esme Villarreal a notary for said County and in said State, hereby certify that Jeanette Fincher, 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 18 day of August, 2016.

Esme Villarreal  
Notary Public  
Commission Expires: 07/14/2020



S16-2176CDF

**EXHIBIT "A"**  
**Legal Description**

Lot 15, according to the Survey of Ivy Brook Phase 1, as recorded in Map Book 18, page 21, in the Probate Office of Shelby County, Alabama.

**20160901000317610 09/01/2016 10:39:45 AM DEEDS 2/2**



**Filed and Recorded**  
**Official Public Records**  
**Judge James W. Fuhrmeister, Probate Judge,**  
**County Clerk**  
**Shelby County, AL**  
**09/01/2016 10:39:45 AM**  
**\$19.00 CHERRY**  
**20160901000317610**

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

S16-217BCDF