

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:

Frances Nicole House
1925 2nd Ave
Calera, AL 35040

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

20160902000321500

09/02/2016 03:43:08 PM

DEEDS 1/2

That in consideration of \$89,900.00, 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 Brian A. Dillon, a married man. This does not constitute the homestead property of the grantor or his spouse, whose mailing address is 11985 West Briarpatch Drive, Midlothian, VA 23113 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Frances Nicole House and Roger Dale House, Sr., whose mailing address is 1925 2nd Ave, Calera, AL 35040 (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 1925 2nd Avenue, Calera, AL 35040; 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: \$88,271.00 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 29 day of August, 2016.

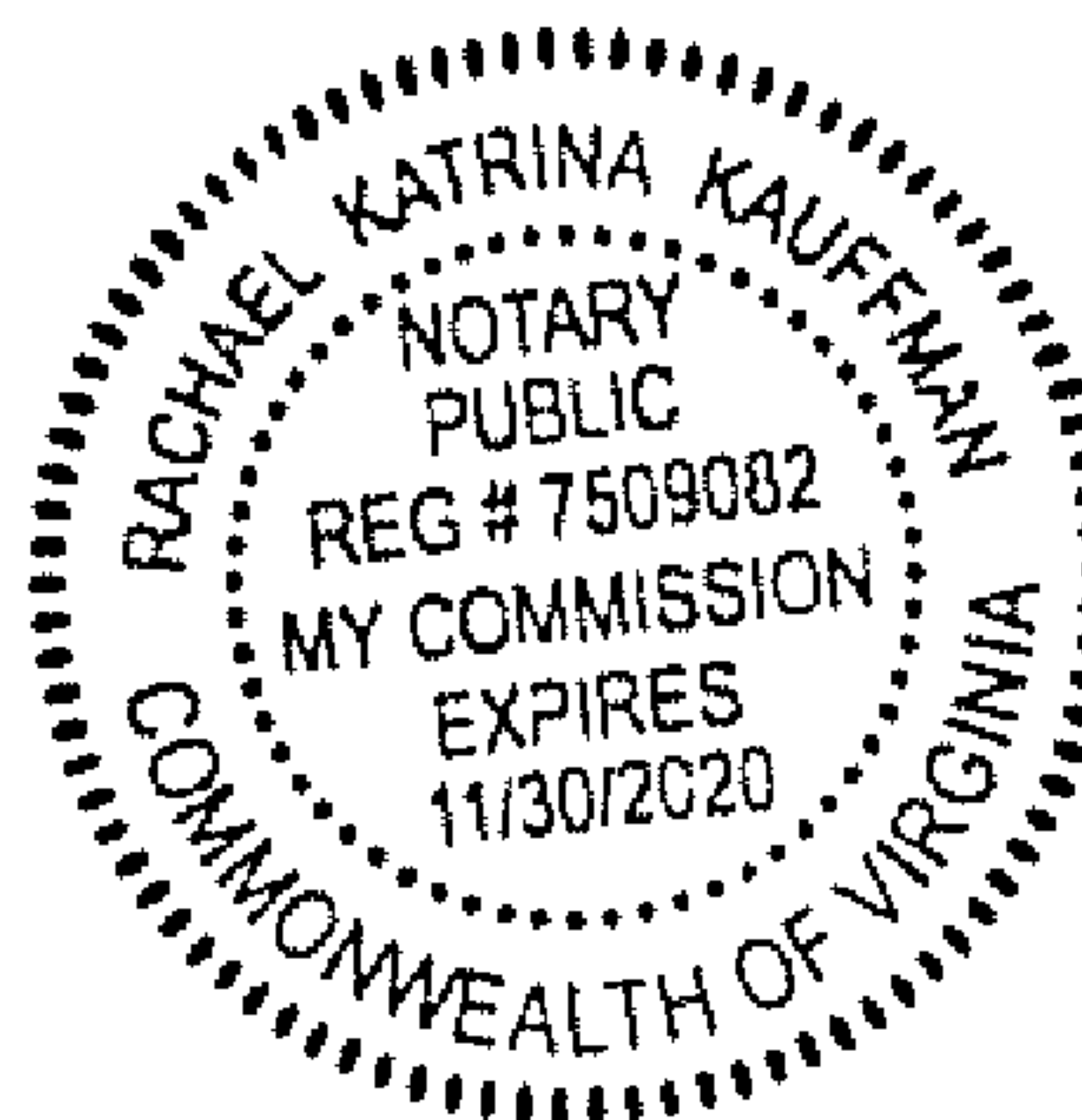
X Brian A. Dillon
Brian A. Dillon

State of Virginia
Charlottesville County

I, Rachael Kauffman, a notary for said County and in said State, hereby certify that Brian A. Dillon, 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 29 day of Aug, 2016.

X Rachael Kauffman
Notary Public
Commission Expires: 11/30/2020



S16-2287CDF

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EXHIBIT "A"
Legal Description

Lots 7 and 8, Block 92, according to J. H. Dunstan's Map of the Town of Calera, Alabama. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/02/2016 03:43:08 PM
\$20.00 CHERRY
20160902000321500

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