

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:  
Ashley White Lord & Michael Griffith Lord  
95 Brookview Lane  
Helena, AL 35080

20160920000342580  
09/20/2016 09:21:05 AM  
DEEDS 1/2

Warranty Deed

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

That in consideration of \$311,000.00, 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 B. J. Baker and Michelle Baker Husband and Wife, whose mailing address is 127 Honeysuckle Rd, Helena AL 35080 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ashley White Lord and Michael Griffith Lord, whose mailing address is 95 Brookview Lane Helena AL 35080 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 95 Brookview Lane, 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 to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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; \$210,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, B. J. Baker and Michelle Baker Husband and Wife has/have hereunto set his/her/their hand(s) and seal(s) , this 16th day of September, 2016.

B. J. Baker  
B. J. Baker  
Michelle Baker  
Michelle Baker

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that B. J. Baker and Michelle Baker, 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 16th day of September, 2016.

[Signature]  
Notary Public  
Commission Expires: 10/31/2016

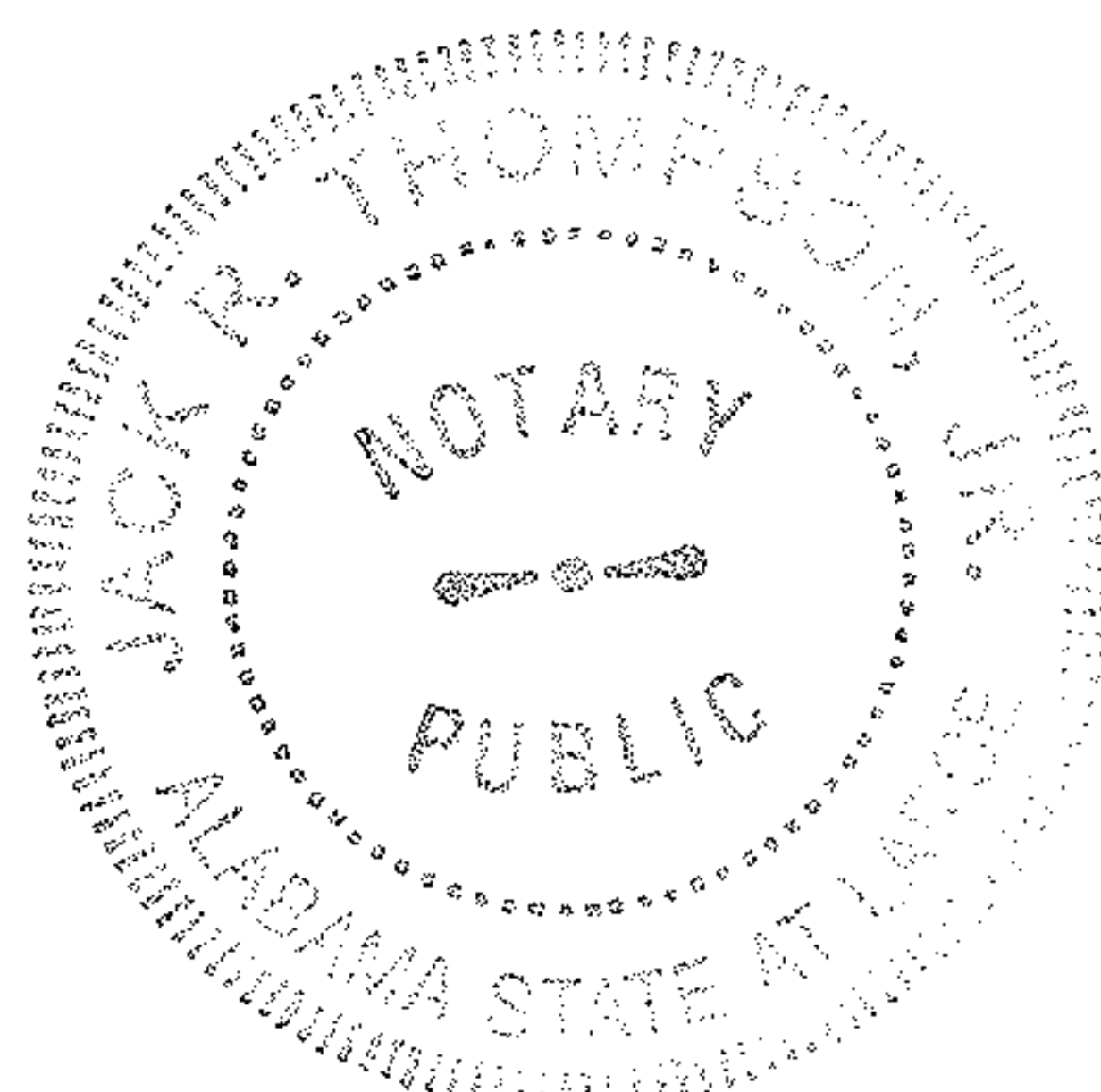
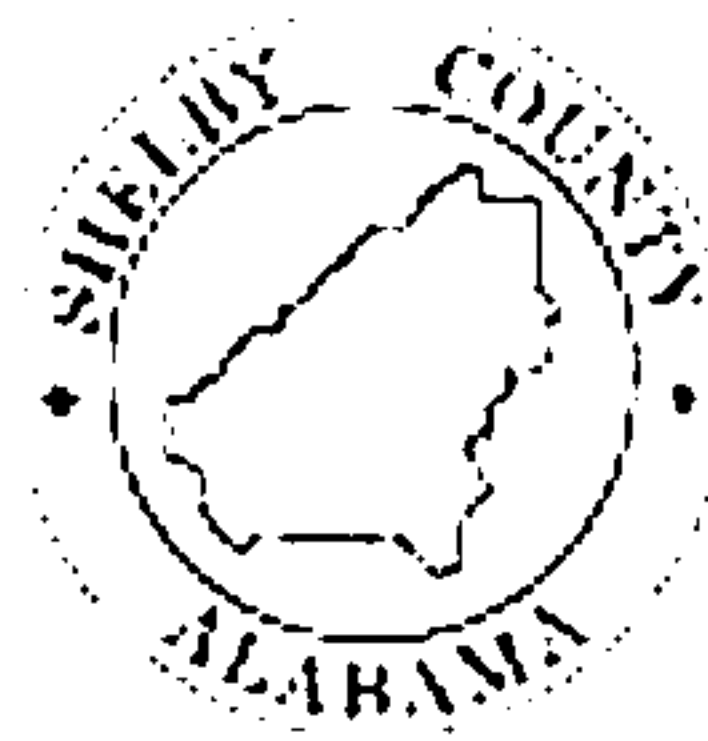


EXHIBIT "A"  
Legal Description

Lot 3, according to the Map and Survey of Webster Family Subdivision, as recorded in Map Book 41, Page 28, in the Probate Office of Shelby County,Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/20/2016 09:21:05 AM  
\$119.00 CHERRY  
20160920000342580

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister".