

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:
Russell Roberts
Myrna Roberts
154 Barnsley Street
Wilsonville, AL 35186

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOWALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, the amount of which can be verified in the Appraised Value \$80,000.00 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, Russ Roberts and wife, Myrna Roberts, whose mailing address is 154 Barnsley Street, Wilsonville, AL 35186 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Russell Roberts and Myrna Roberts, whose mailing address is 154 Barnsley Street, Wilsonville, AL 35186 (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 154 Barnsley Street, Wilsonville, AL 35186; 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; \$285,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

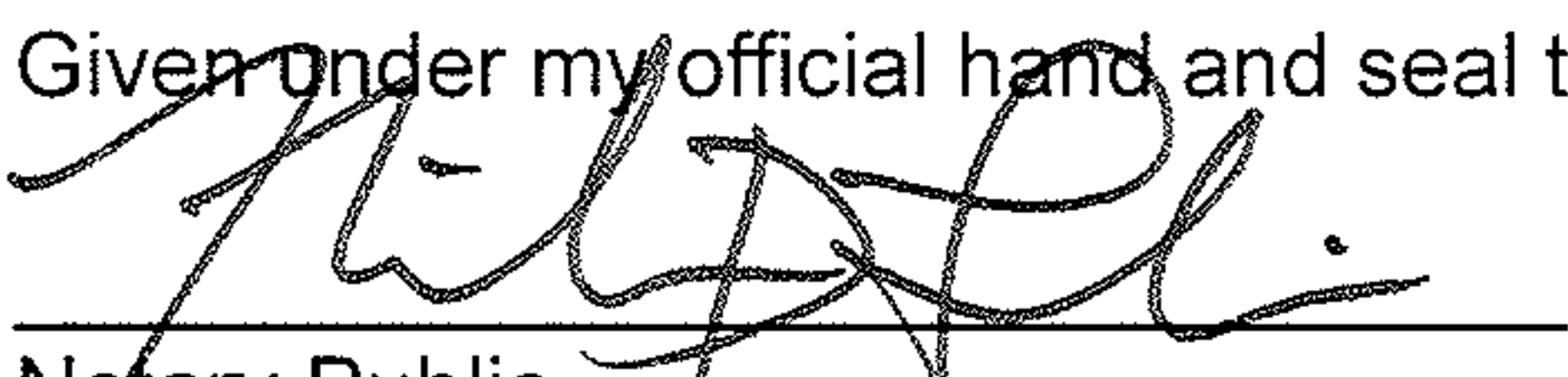
IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 16th day of September, 2016.


Russ Roberts

Myrna Roberts

State of Alabama
Shelby County

I, THE UNDERSIGNED, a notary for said County and in said State, hereby certify that Russ Roberts and Myrna Roberts, 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.


Notary Public
Commission Expires: 12-29-2019

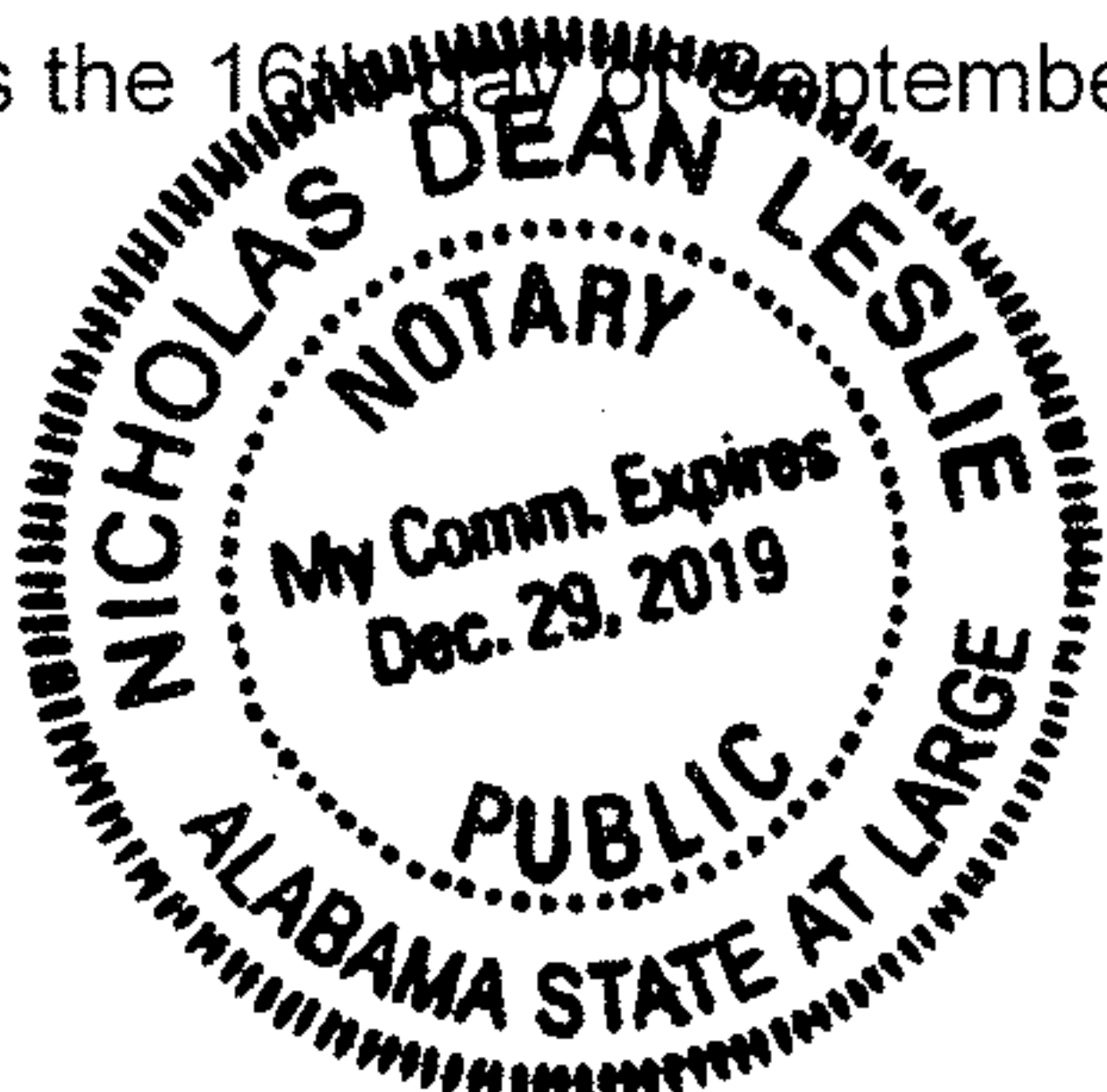


EXHIBIT "A"
Legal Description

Lot 71A, according to a Resurvey of Lots 71 & 72 of a Resurvey of Lots 3, 19, 20, 21, 22, 23, 24, 93, 96, 97, 98, 99, 100, 101, 102, 103, 104 & 105, Bulley Creek Farm Development 1st Sector and Acreage, as recorded in Map Book 41, page 21, 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
09/26/2016 02:33:24 PM
\$19.00 CHERRY
20160926000352100

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the typed name in the recording information.