

20161013000375040
10/13/2016 09:20:16 AM
DEEDS 1/3

16-3139

This instrument was prepared by:
Marcus Hunt
2870 Old Rocky Ridge Road, Suite 160
Birmingham, AL 35243

Send Tax Notice to:
James P. Kunze
10 The Oaks Circle
Hoover, AL 35244

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

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

That in consideration of Two Hundred Forty-Seven Thousand Two Hundred and NO/100—(\$247,200.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Vicki T. Wallace, as Attorney in Fact for Jerry C. Torrence, an unmarried woman, whose mailing address is:

180 Black Ankle Cree R Rd., Cherry Log, 6A 30522

(herein referred to as grantors, do grant, bargain, sell and convey unto

James P. Kunze and Brenda C. Kunze, whose mailing address is:
10 The Oaks Circle, Hoover, AL 35244

(herein referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real property situated in SHELBY County, Alabama, the address of 10 The Oaks Circle, Hoover, AL 35244 to wit:

Lot 10 together with an undivided 1/43rd interest in Lot 44 (common area), according to the Map of The Oaks, as recorded in Map Book 18, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

Jerry C. Torrence is the surviving grantee of that certain deed recorded in Official Records Book 125, Page 585 in the probate office of Shelby County, Alabama. The other grantee, Glenn R. Torrence having died on or about the 26th day of October, 2012.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I an (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 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.

IN WITNESS WHEREOF, I have hereunto set my hands and seals this 7th day of October, 2016.

Witness:

Jerry C. Torrence by and through her Attorney
Jerry C. Torrence, by and through her infant,
Attorney in Fact, Vicki T. Wallace Vicki T. Wallace

General Acknowledgement

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vicki T. Wallace, as Attorney in Fact for Jerry C. Torrence, an unmarried woman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she in her capacity as said Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of October, 2016.

My Commission Expires:

6/26/20

Nedra McClinton Garrett
Notary Public

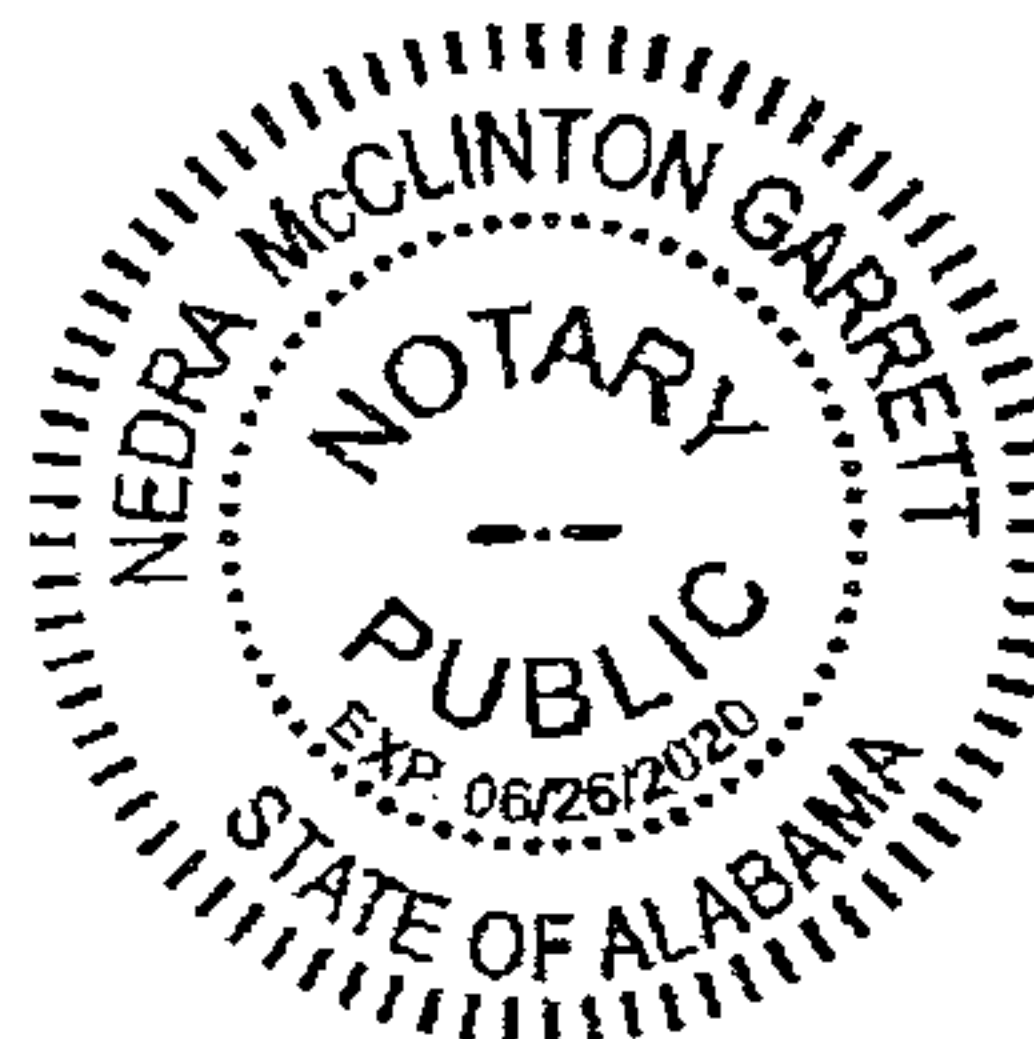


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 16-3139

Lot 10, together with an undivided 1/43rd interest in Lot 44 (common area), according to the Map of The Oaks, as recorded in Map Book 10, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama.

File No.: 16-3139
Exhibit A Legal Description

Page 1 of 1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/13/2016 09:20:16 AM
\$268.50 CHERRY
20161013000375040

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the bottom right portion of the official text block.