

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:
Lance & Jessica Lee
1064 Kingston Rd.
Chelsea, AL 35043

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$425,000.00, 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 Daniel G. Smith and Kelly L. Smith FKA Kelly L. Cullison,* whose mailing address is 4545 EAST LAKE BLVD BIRMINGHAM AL 35217 *husbund and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Lance Lee and Jessica Ankesheiln Lee, whose mailing address is 1064 Kingston Rd., Chelsea, AL 35043 (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 1064 Kingston Road, Chelsea, AL 35043; 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; \$403,750.00 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 27th day of October, 2016.

Daniel G. Smith
Daniel G. Smith
Kelly L. Smith fka Kelly L. Cullison
Kelly L. Smith fka Kelly L. Cullison

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Daniel G. Smith and Kelly L. Smith FKA Kelly L. Cullison, 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 27th day of October, 2016.

Nicholas Dean Leslie
Notary Public
Commission Expires: 12-29-2019

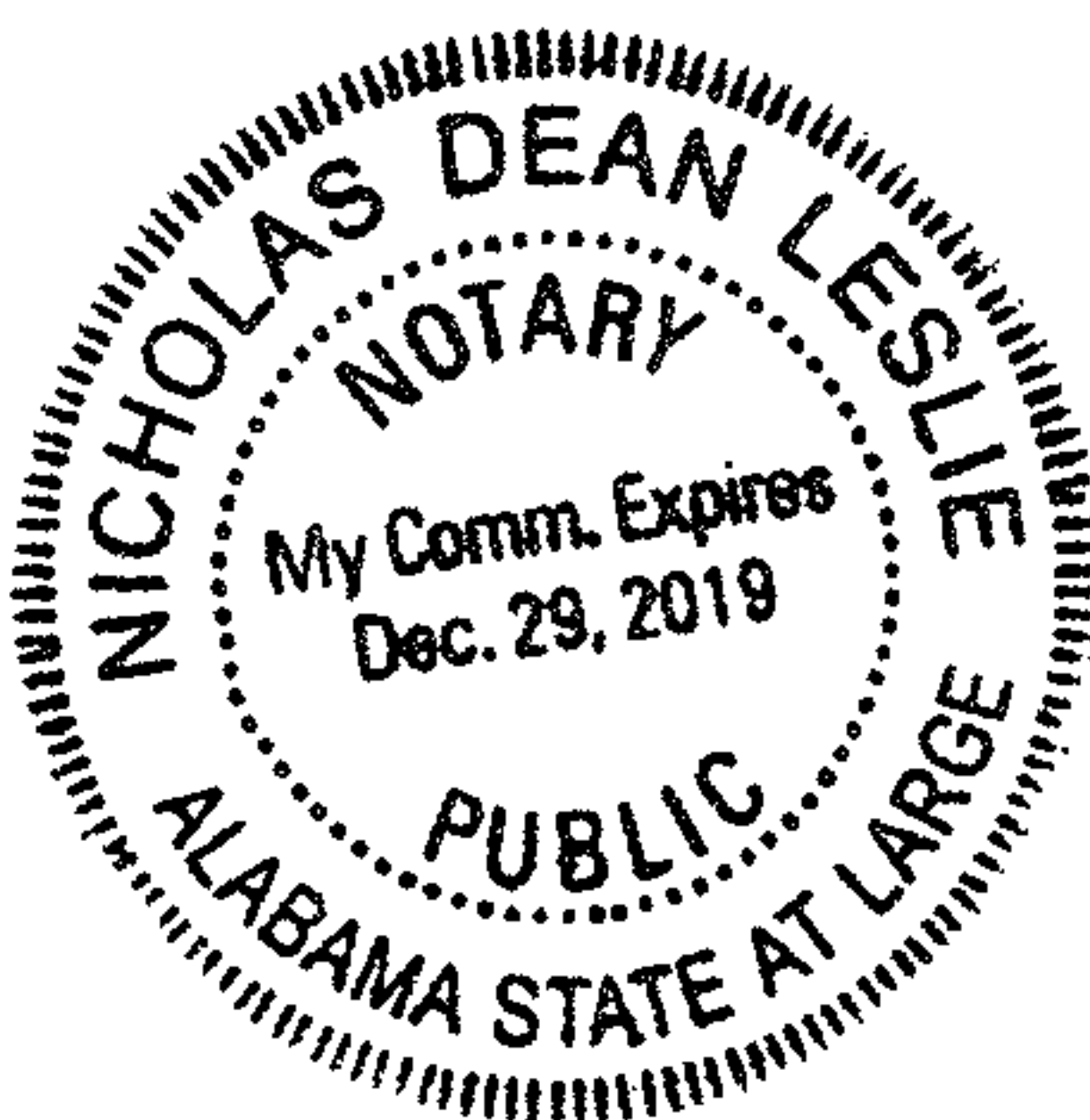
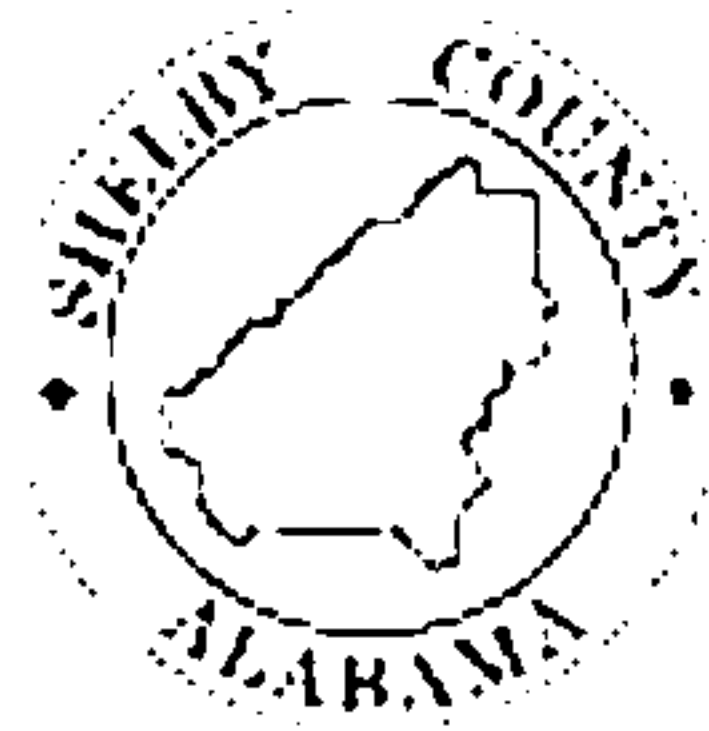


EXHIBIT "A"
Legal Description

Lot 1-23, according to the Map and Survey of Chelsea Park, 1st Sector, Phase I and II, as recorded in Map Book 34, Page 21 A and B, in the Office of the Judge of Probate of Shelby County, Alabama.

20161102000400670 11/02/2016 09:31:21 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2016 09:31:21 AM
\$39.50 CHARITY
20161102000400670

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