20161102000401670 11/02/2016 10:50:30 AM DEEDS 1/2

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 442,0027

Send Tax Notice To:
Christopher + Lauren Mercer
1061 6th Avenue NW
Alabaster, AL 35007

| Phone (205) 443-9027 | |
|---|---|
| | |
| WARRANTY DEED - Joint Tenants with Right of Survivorship | |
| | |
| STATE OF ALABAMA |) |
| |) KNOW ALL MEN BY THESE PRESENTS |
| SHELBY COUNTY |) |
| | |
| parties hereto, to the undersigned gra- receipt whereof is acknowledged, I or | the amount of which can be verified in the Sales Contract between the Intor (whether one or more), in hand paid by the grantee herein, the we Richard G. Anderson A married man, This does not constitute the his spouse, whose mailing address is The Married Marco 3511 herein referred to as grantor, |
| whether one or more), grant, bargain | , sell and convey unto Christopher Mark Mercer and Lauren Flack |
| Mercer Husband and Wife, whose ma | iling address is 2500 (herein referred to grantee, |
| whether one or more), as joint tenants | with right of survivorship the following described real estate, situated in of which is 204 Fox Valley Highlands Drive, Maylene, AL 35114; to-wit: |
| SEE EXHIBIT "A" | ATTACHED HERETO AND MADE A PART HEREOF. |
| Subject to ad valorem taxes for | or the current year and subsequent years. |
| Subject to restrictions, reservations, conditions, and easements of record. | |
| Subject to any minerals or min | eral rights leased, granted or retained by prior owners. |
| TO HAVE AND TO HOLD, unto the sa assigns forever. | id GRANTEES as joint tenants with right of survivorship, their heirs and |
| said GRANTEES, their heirs and assign they are free from all encumbrances, convey the same as aforesaid; that I | nd for my (our) heirs, executors, and administrators covenant with the gns, that I am (we are) lawfully seized in fee simple of said premises, that unless otherwise noted above; that I (we) have a good right to sell and (we) will and my (our) heirs, executors and administrators shall warrant NTEES, their heirs and assigns forever, against the lawful claims of all |
| recorded simultaneously herewith. | rice is being paid by the proceeds of a first mortgage loan executed and |
| IN WITNESS WHEREOF I (we) have | hereunto set my hand(s) and seal(s) this 28th day of October, 2016. |
| IN VVITILEOU VVIILINEUI , I (VVC) HOVC | Richard G. Anderson |
| | Maron Andrews |
| | Sharon Anderson |
| | |
| State of Alabama Jefferson County | |
| Sharon Anderson, whose name is sig | County and in said State, hereby certify that Richard G. Anderson and ned to the foregoing instrument, and who is known to me, acknowledged rmed the contents of said instrument, They executed the same date. |
| Given under my official hand and seal this the 28th day of October, 2016. | |
| | |
| Notary Public // Commission Expires: \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ | 16 WILLIAM HOMASONIA |

S16-2861CDF

EXHIBIT "A" Legal Description

Lot 1, according to the Map of Fox Valley Highlands recorded in Map Book 39, pages 14-A and 14-B, in the Probate Office of Shelby County, Alabama.

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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2016 10:50:30 AM
\$66.00 CHERRY
20161102000401670