

Prepared By and Return To:

Paul Michael Kemp
Access Title, LLC
Attn: Paul Kemp
600 Vestavia Parkway
Shelby Bldg * Ste. 263
Vestavia Hills, AL 35216

Send Property Tax Notice to:

Samuel Thomas
2034 Forest Lakes Lane
Sterrett AL 35147


20161118000424640 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
11/18/2016 08:38:47 AM FILED/CERT

**GENERAL WARRANTY DEED
(Joint Tenancy with Right of Survivorship)**

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS that

Jack Ellis, Jr and Latresha Ellis

For and in consideration of the sum of **One Hundred Eighty Thousand Dollars (\$180,000.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantors by

Samuel Thomas and Jakia Vann Bradford Thomas

the Grantors, does hereby grant, bargain, sell and convey unto the said Grantees, his/hers/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

See Exhibit "A" attached hereto and incorporated herein.

Source of Title: Survivorship Deed recorded on March 10, 2006 at Instrument at 20060310000113910.

The subject property **is not** the homestead of the Grantor(s).

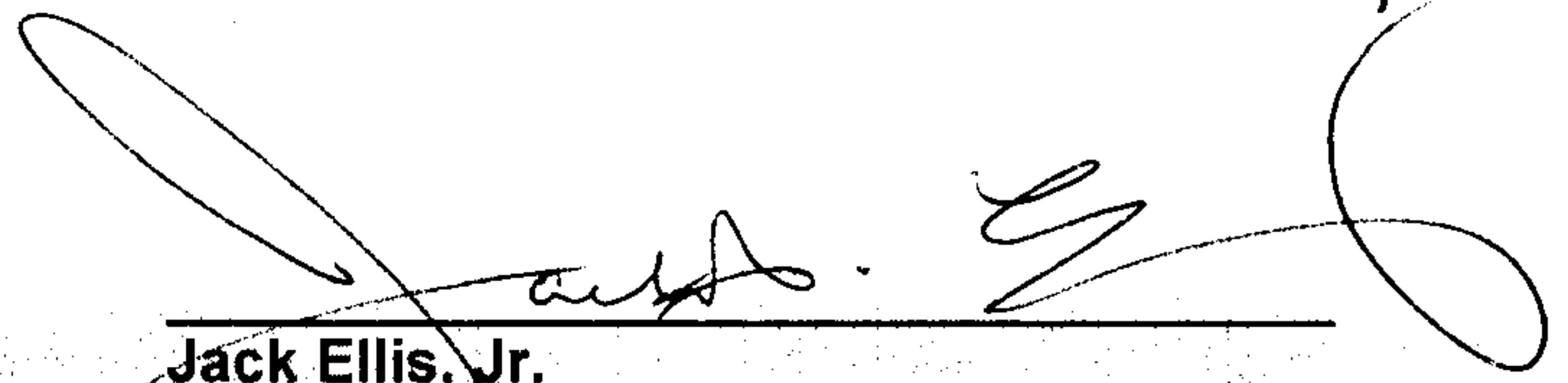
TO HAVE AND TO HOLD the same unto the said Grantees and upon death to the survivor of them, their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama,.

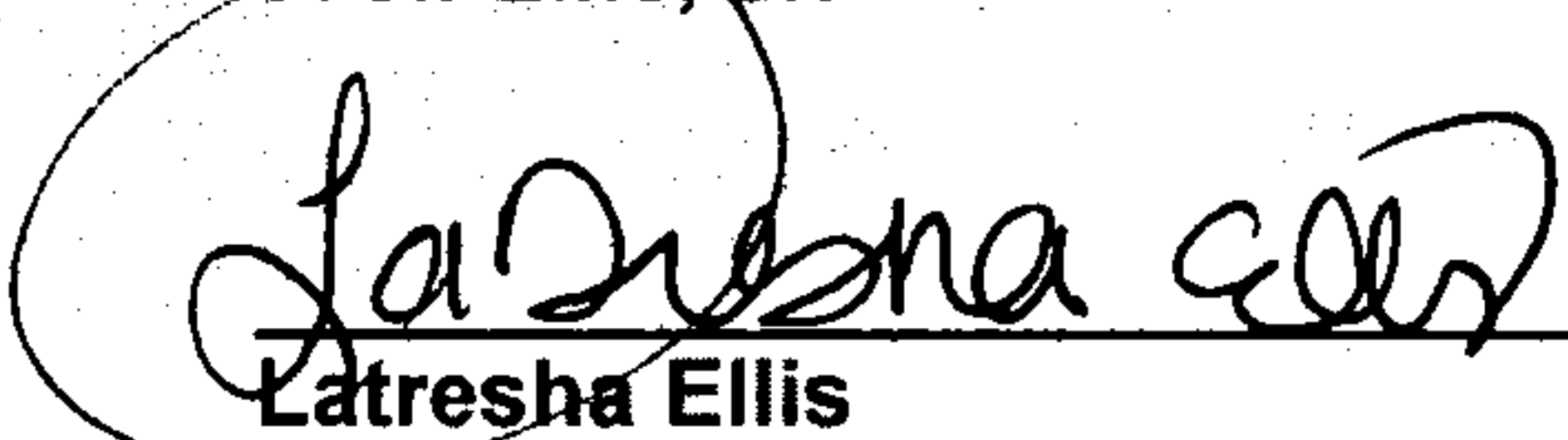
And, except as to the above and taxes hereafter falling due, said Grantors, for themselves, their heirs and assigns, hereby covenant with said Grantees, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and

enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantees, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 31 day of October, 2016



Jack Ellis, Jr.



Latresha Ellis

To be recorded simultaneously with ~~a~~ Mortgage
in the amount of \$ 185,940.00.



20161118000424640 2/5 \$28.00
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STATE OF AL

COUNTY OF Jefferson

I, Dawn P Collier, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Jack Ellis Jr. 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 they executed the same voluntarily on the day that bears the same date.

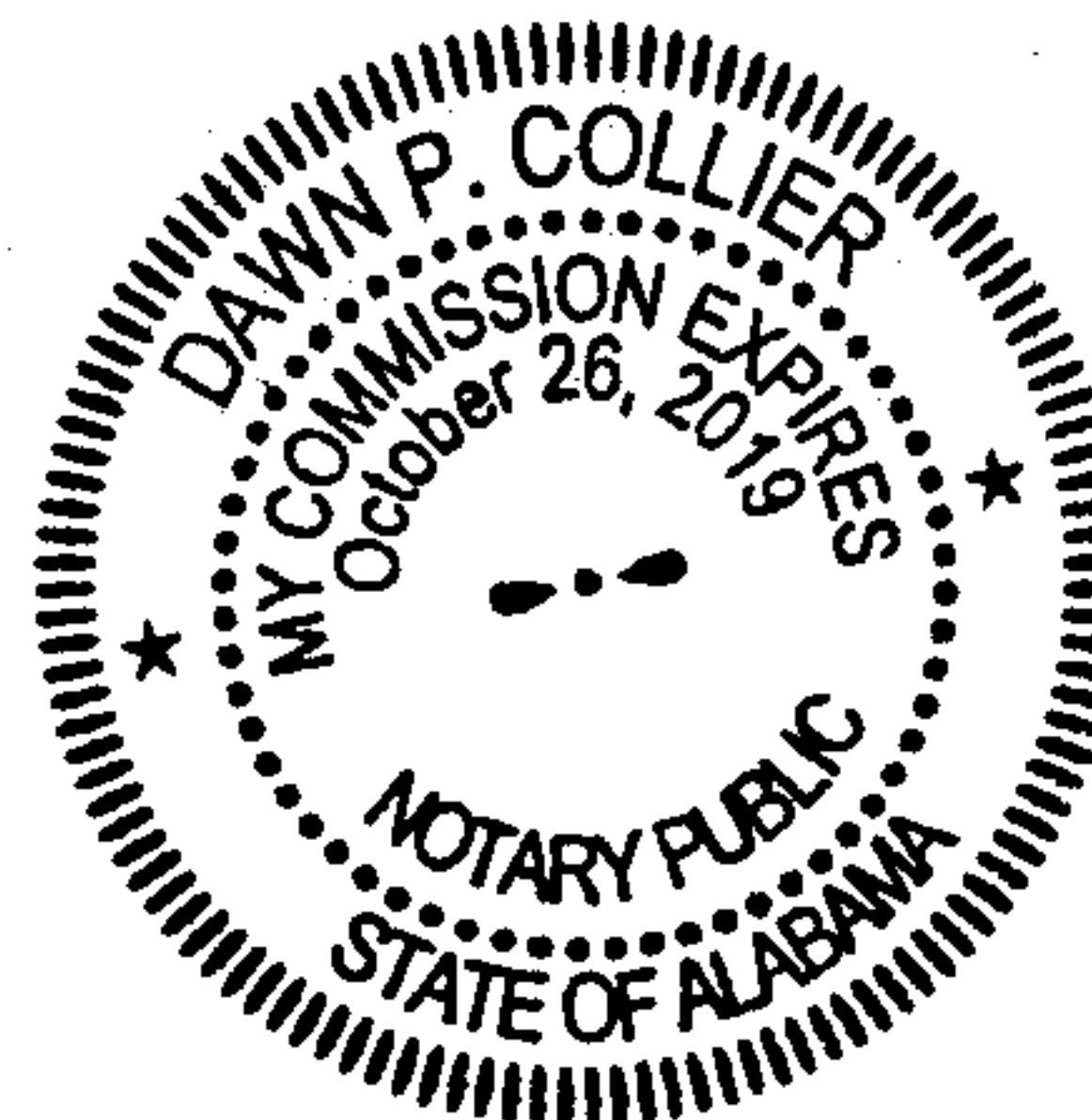
Given under my hand and official seal this 31 day of October, 2016

Dawn P Collier

Notary Public

My Commission Expires: 10-26-19

[Notary Seal]



STATE OF AL

COUNTY OF Jefferson

I, Dawn P Collier, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Latresha Ellis 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 they executed the same voluntarily on the day that bears the same date.

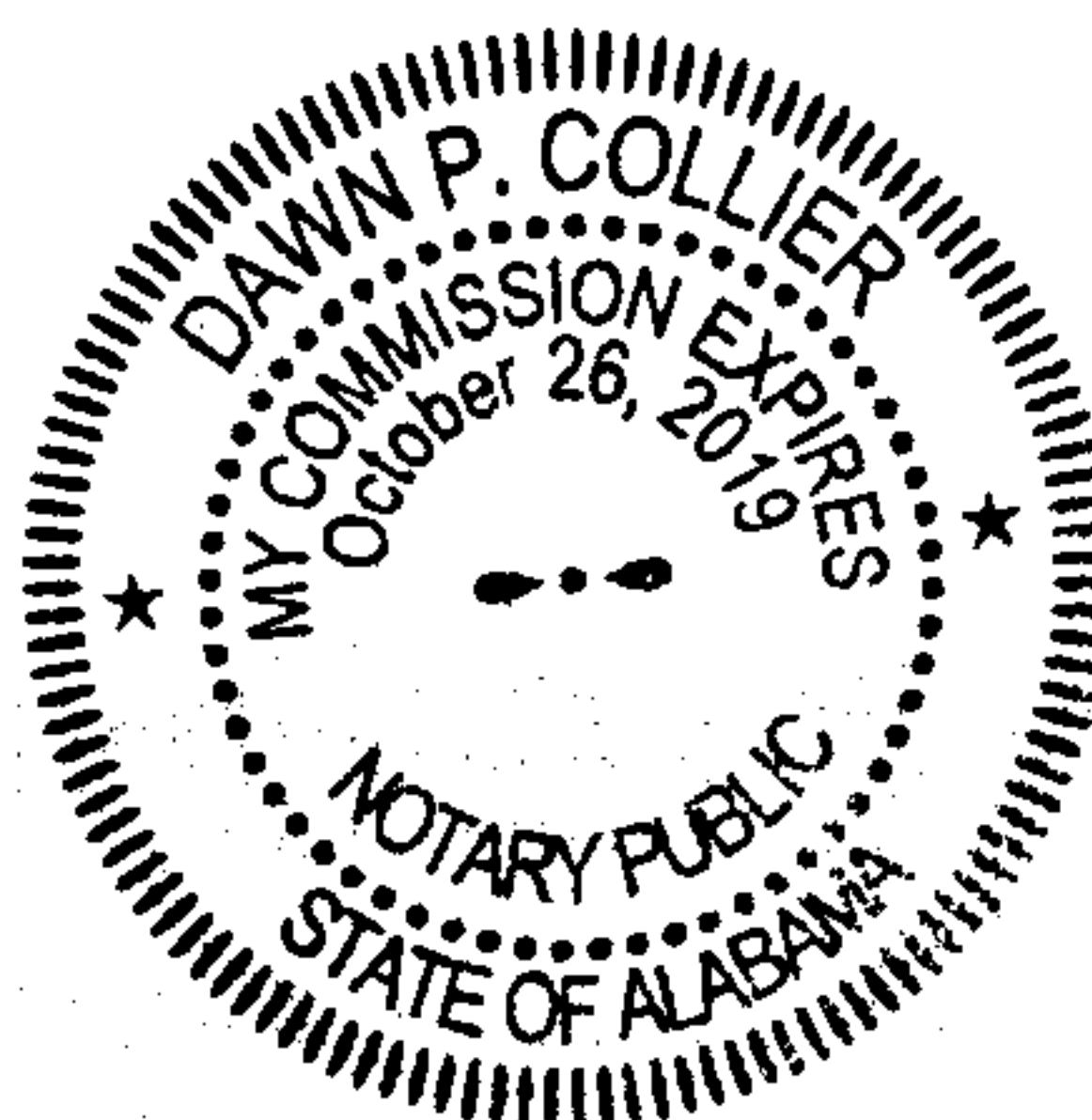
Given under my hand and official seal this 31 day of October, 2016

Dawn P Collier

Notary Public

My Commission Expires: 10-26-19

[Notary Seal]



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EXHIBIT "A"
LEGAL DESCRIPTION

LOT 465 ACCORDING TO THE SURVEY OF FOREST LAKES AS RECORDED IN MAP BOOK 34, PAGE 122A IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

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