

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:  
Carol & Jeff Coddling  
2004 Crossvine Road  
Hoover, AL 35244

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA )  
 ) KNOWALL MEN BY THESE PRESENTS 20161118000424700  
SHELBY COUNTY ) 11/18/2016 09:26:09 AM  
DEEDS 1/2

That in consideration of \$195,000.00, 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 Shu Whau Amy Chen and Alan E. Schwab Husband and Wife, whose mailing address is 1919 OXMOOR RD #308, Birmingham, AL 35209 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Carol Indira Coddling and Jeffrey Michael Coddling, whose mailing address is 2004 Crossvine Road, Hoover, AL 35244 (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 2004 Crossvine Road, Hoover, AL 35244; 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: \$185,250.00 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 10<sup>th</sup> day of November, 2016.

X Shu Whau Amy Chen  
Shu Whau Amy Chen  
X Alan E. Schwab  
Alan E. Schwab

State of NEW YORK  
KINGS County

I, The Undersigned, a notary for said County and in said State, hereby certify that SHU WHAU AMY CHEN AND ALAN E. SCHWAB, 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.

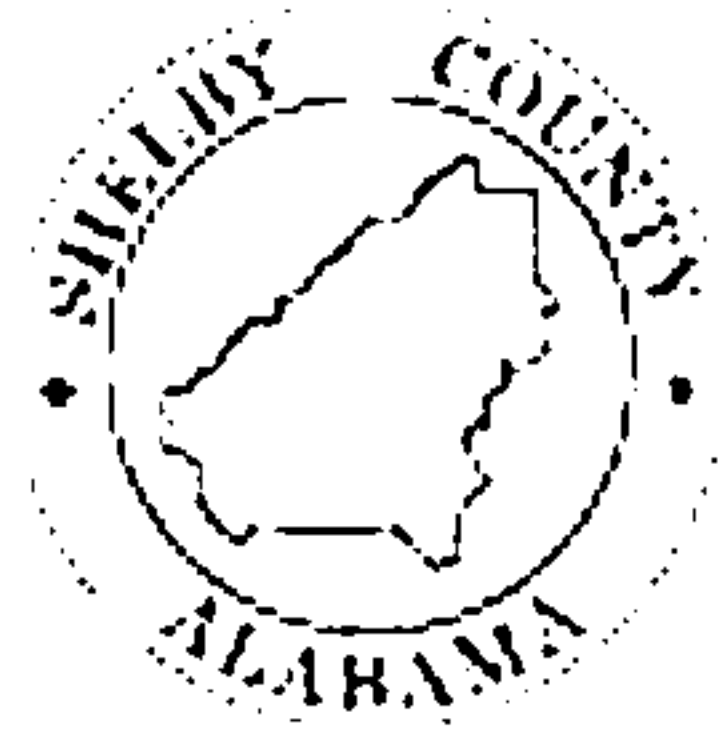
Given under my official hand and seal this the 10<sup>th</sup> day of NOVEMBER, 2016.

Clarissa Udine Best  
Notary Public  
Commission Expires:

CLARISSA UDINE BEST  
Notary Public - State of New York  
NO. 01BE6247623  
Qualified in Kings County  
My Commission Expires 09/26/2019

EXHIBIT "A"  
Legal Description

Lot 38, according to the Survey of Riverchase West, Second Addition, as recorded in Map Book 7, Page 59, 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  
11/18/2016 09:26:09 AM  
\$28.00 CHERRY  
20161118000424700

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