

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

20161209000449280  
12/09/2016 08:59:10 AM  
DEEDS 1/2

Send Tax Notice To:  
Kelsie Knight + Jeffrey Matherson  
5995 Highway 10  
Montevallo, AL 35115

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$126,000.00, 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 Fox Electric, Inc., whose mailing address is 530 Clay Pk Rd Montevallo AL 35115 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kelsie Nicole Knight and Jeffrey Zane Matherson, whose mailing address is 5995 Highway 10, Montevallo, AL 35115 (herein referred to 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 5995 Highway 10, Montevallo, AL 35115; 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; \$123,717.00 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 7th day of December, 2016.

Fox Electric, Inc.  
BY: David R. Knight  
President

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that David R. Knight, whose name as President of Fox Electric, Inc., a Corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

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

Notary Public  
Commission Expires:

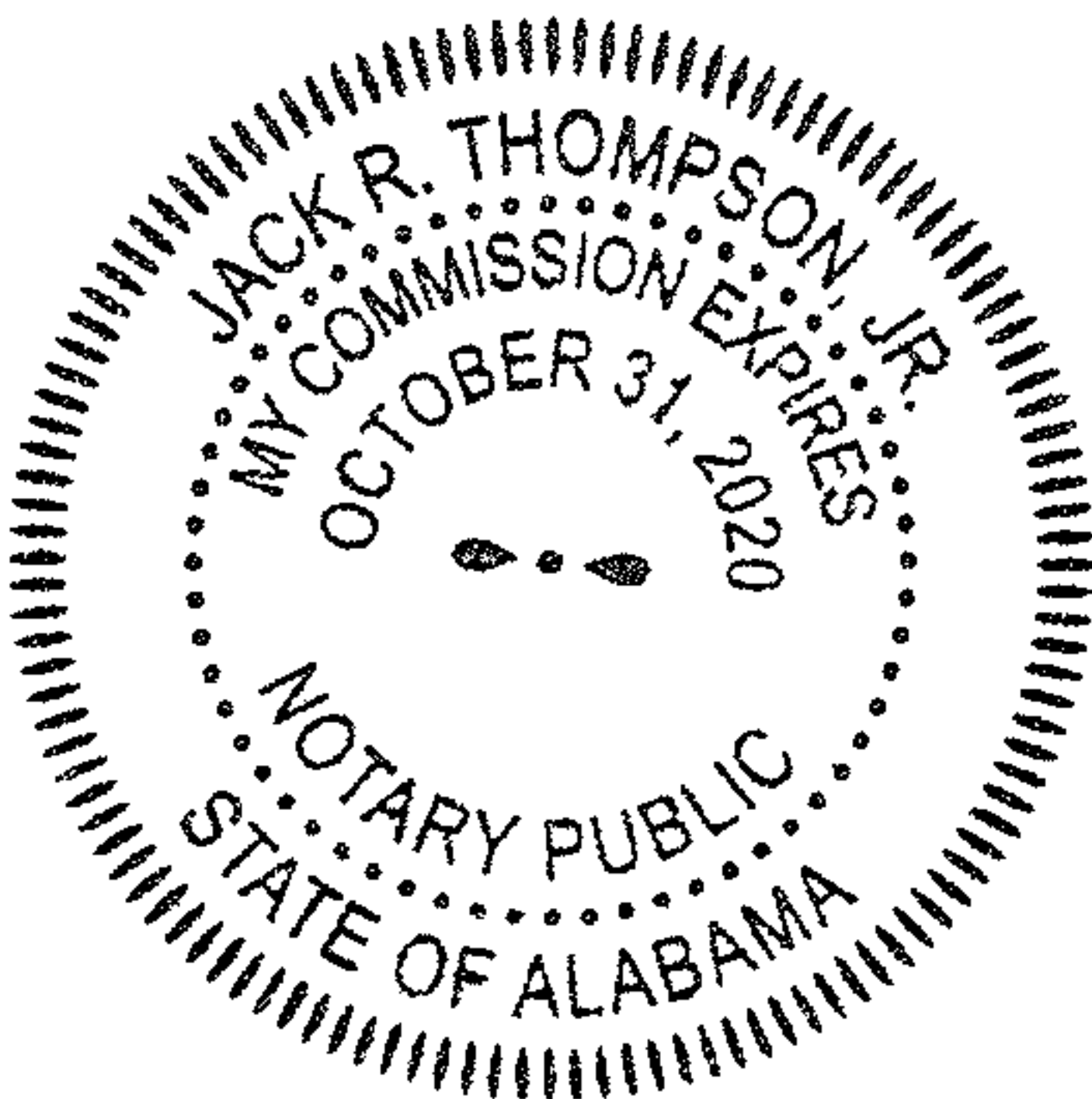


EXHIBIT "A"  
Legal Description

A parcel of land situated in Shelby County, Alabama, being more particularly described as follows:

Beginning at the SW corner of the SE 1/4 of the NW 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, and run thence N01°23'34"W along the West line of said 1/4-1/4 a distance of 902.00 feet to a found iron pipe corner on the Southerly margin of Shelby County Highway No. 10; thence run S73°36'14"E along said margin of said Highway a distance of 150.64 feet to a set rebar corner; thence S04°20'05"W a distance of 128.36 feet to a set rebar corner; thence run S88°57'54"E a distance of 14.00 feet to a set rebar corner; thence run S01°02'14"W a distance of 730.33 feet to a set rebar corner on the South line of same said 1/4-1/4 section; thence run S89°43'32"W along said 1/4-1/4 line a distance of 157.51 feet to the Point of Beginning.

Subject to All Rights of Redemption from that certain Foreclosure Deed dated 03/26/2016 and recorded in Instrument # 20160428000140710



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/09/2016 08:59:10 AM  
\$20.50 CHERRY  
20161209000449280

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name and title of the County Clerk.