

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:
Crystal Cook
225 Silverstone Lane
Alabaster, AL 35007

20161219000461610
12/19/2016 10:28:26 AM
DEEDS 1/2

Warranty Deed

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

That in consideration of \$154,900.00, 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 Timothy James McIntyre, Jr. a married person. This does not constitute the homestead property of the Grantor or his spouse, whose mailing address is 302 Appleford Rd., Helena, AL 35080 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Crystal N. Cook, whose mailing address is 225 Silverstone Lane Alabaster, AL 35007 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 225 Silverstone Lane, Alabaster, AL 35007; 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 to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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; \$152,093.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Timothy James McIntyre, Jr. a married person. This does not constitute the homestead property of the Grantor or his spouse has/have hereunto set his/her/their hand(s) and seal(s) , this 15th day of December, 2016.

Timothy James McIntyre, Jr.
Timothy James McIntyre, Jr.

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Timothy James McIntyre, Jr., 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 15th day of December, 2016.

[Signature]
Notary Public
Commission Expires: 10/31/2020

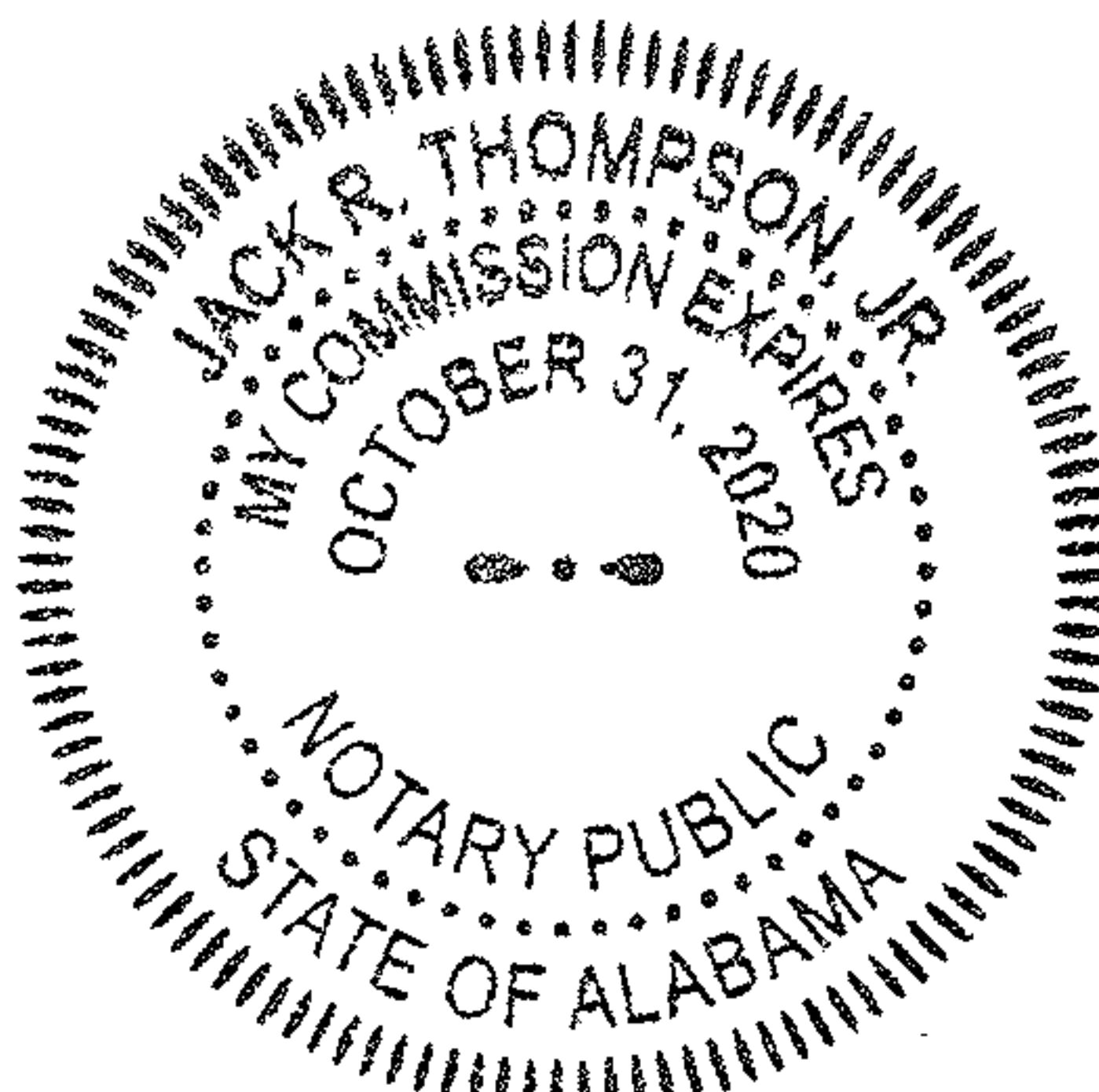
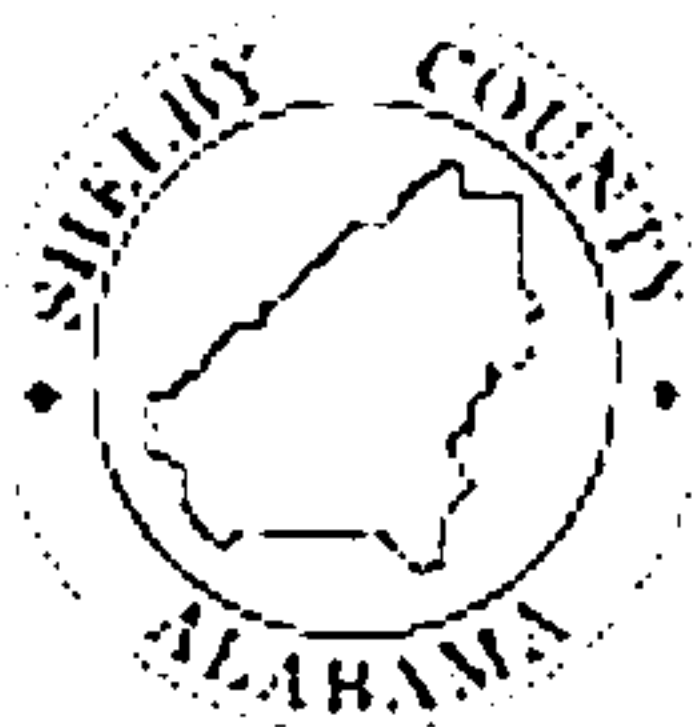


EXHIBIT "A"
Legal Description

Lot 320, According to the Survey of Final Plat of Stage Coach Trace, Sector 3, as Recorded in Map Book 29, Page 39, in the Office of the Judge of Propate of Shelby County, Alabama.

20161219000461610 12/19/2016 10:28:26 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/19/2016 10:28:26 AM
\$21.00 CHERRY
20161219000461610

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the typed name of the County Clerk.