

The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

Christopher & Melissa Copeland  
150 Riverridge Dr  
Helena, AL 35080

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

That in consideration of \$200,000.00, 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 William W. Kennedy a single man and Carol Lynn Kennedy, by and through her attorney in fact William W. Kennedy a single woman, whose mailing address is 2444 Jannet Rd Birmingham, AL 35216 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Christopher Copeland and Melissa Copeland, whose mailing address is 150 Riveridge Dr Helena, AL 35080 (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 17400 Highway 42, Shelby, AL 35143; 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: \$160,000.00 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 5th day of January, 2017.

William W. Kennedy  
William W. Kennedy

Shelby County: AL 01/11/2017  
State of Alabama  
Deed Tax: \$200.00

Carol Lynn Kennedy, by and through her  
attorney in fact William W. Kennedy a single  
woman

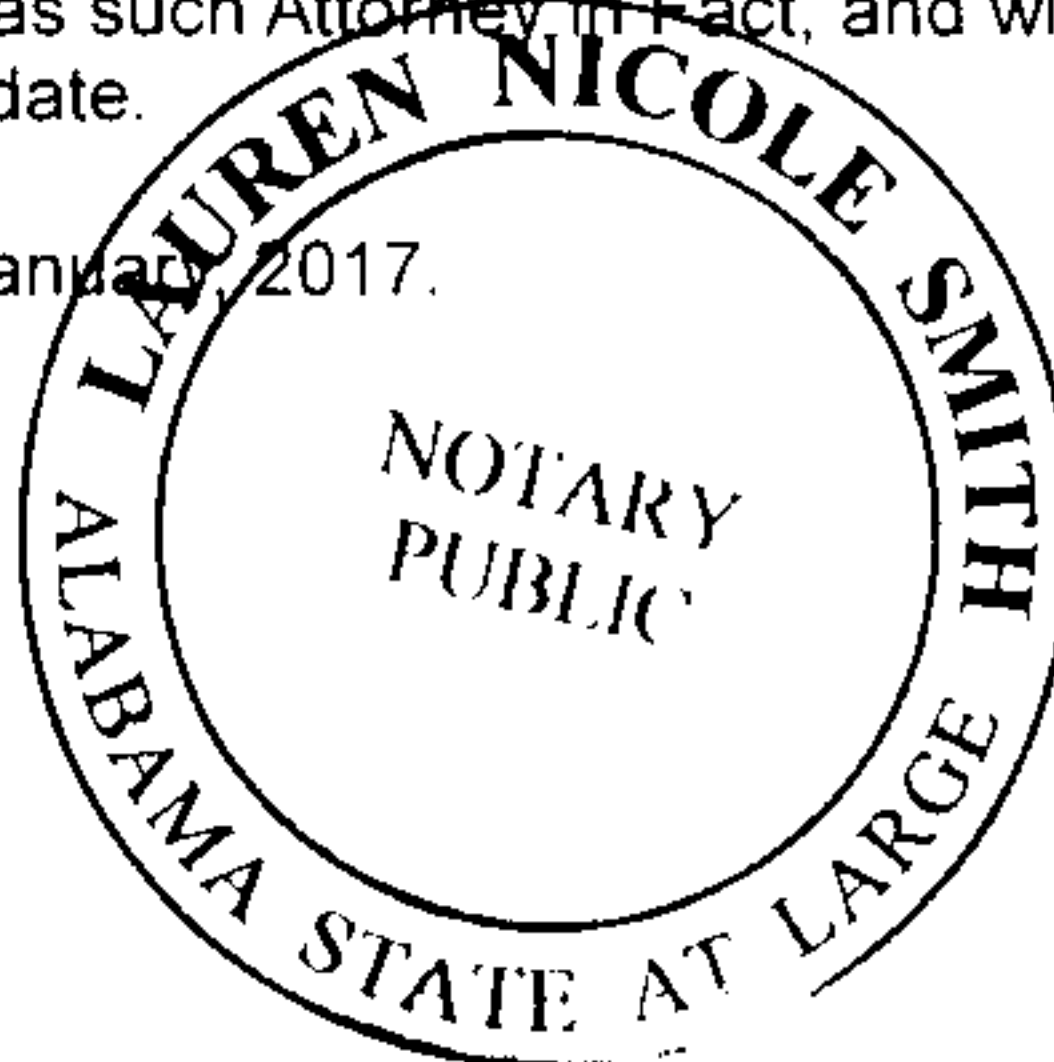
BY: Cora/ Son Iremel by William  
W. Hendry AS ATTORNEY IN FACT

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that William W. Kennedy whose name as and individual and as Attorney in Fact for Carol Lynn Kennedy 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, in his capacity as an individual and as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 5th day of January, 2017.


Lauren Nicole Smith  
Notary Public  
Commission Expires:



S16-3427CDF

EXHIBIT "A"  
Legal Description

Lot No. 5 according to Willow Island Subdivision, the same being a part of the NW 1/4 of SE 1/4 of Section 13, Township 22 South, Range 1 East, a plat of said Subdivision is recorded in Map Book 4 on page 73 in the Probate Office of Shelby County, Alabama.

  
20170111000009440 2/2 \$218.00  
Shelby Cnty Judge of Probate, AL  
01/11/2017 07:55:23 AM FILED/CERT