


THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

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WARRANTY DEED
Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY


20170111000013900 1/3 \$421.00
Shelby Cnty Judge of Probate: AL
01/11/2017 01:43:45 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Four Hundred, Thousand and no/100's Dollars (\$400,000.00)** to the undersigned grantor,

Patricia Jean McManis, a married woman by her attorney-in-fact, Jamie Ellen Christian

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantor grants, bargains, sells and conveys unto

Brad Cantley and Stacy Cantley

hereinafter referred to as grantees as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Kennedy Subdivision, a residential subdivision, as recorded in Map Book 39, Page 96, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to:

Shelby County, AL 01/11/2017
State of Alabama
Deed Tax: \$400.00

- 1. Taxes for the year 2017 and subsequent years.**
- 2. Easements, building lines, restrictions as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises. together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**

\$380,000.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

Patricia Jean McManis is the surviving grantee in that Warranty Deed recorded on April 13, 2009 in Instrument 20090813000312770 in the Office of the Judge of Probate of Shelby County, Alabama, the other grantee, Donna George Curtis, having died on or about the 24th day of November, 2016.

The above described property is not the homestead of the grantor, Patricia Jean McManis or her husband.

TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event

one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 4th day of January, 2017.

WITNESS:

*Patricia Jean McManis by
her attorney in fact,
Jamie Ellen Christian*



20170111000013900 2/3 \$421.00
Shelby Cnty Judge of Probate, AL
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**Patricia Jean McManis by her attorney-
in- fact, Jamie Ellen Christian**

STATE OF ALABAMA
SHELBY COUNTY

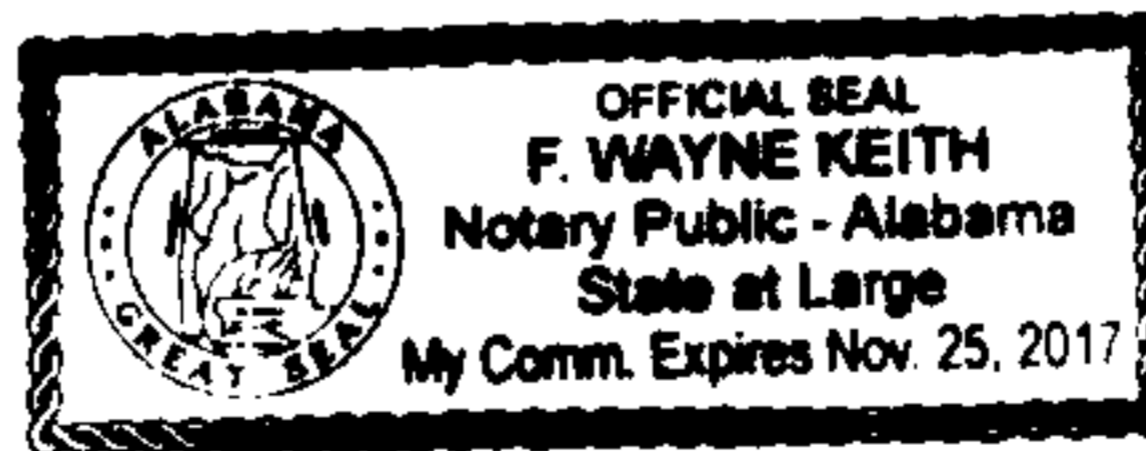
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that **Patricia Jean McManis by her attorney-in- fact, Jamie Ellen Christian**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 4th day of January, 2017.

[Handwritten signature]

Notary Public

SEND TAX NOTICE TO:
Brad Cantley
3640 Oak Mountain Park Road
Pelham, Alabama 35124



Real Estate Sales Validation Form

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

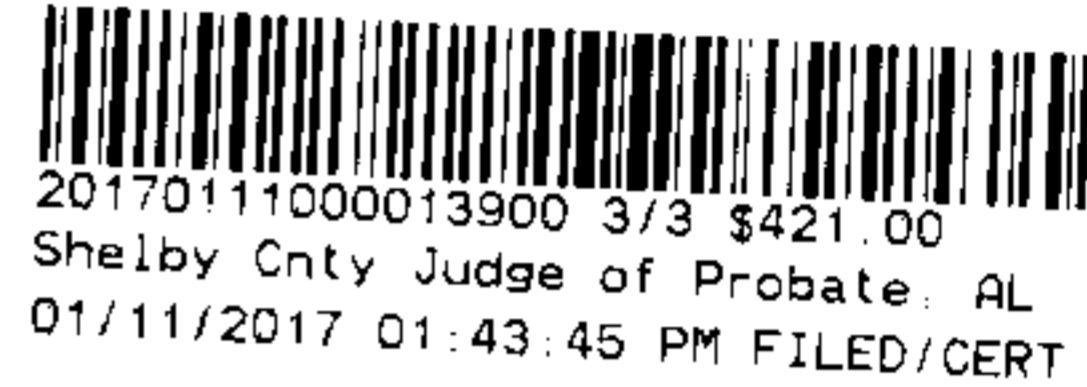
Grantors' Name: Patricia Jean McManis

Mailing Address : 3670 Oak Mountain State Park Rd
Pelham, AL 35124

Grantee's Name: Brad Cantley
Stacy Cantley

Mailing Address: 3640 Oak Mountain State Park Rd
Pelham, AL 35124

Property Address: See legal description on Deed



Date of Transfer: January 4, 2017

Total Purchase Price \$400,000.00

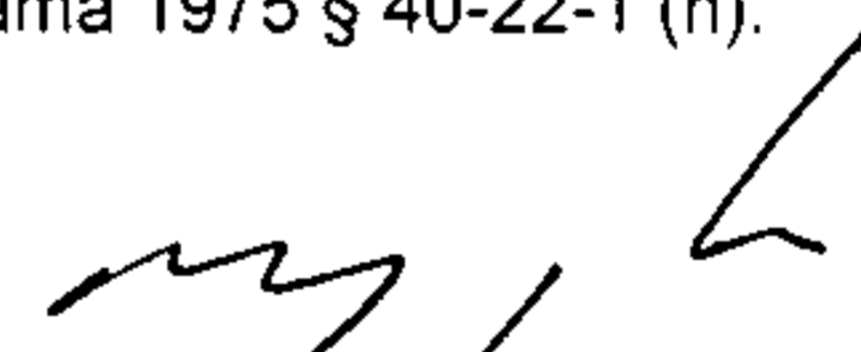
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- | | | |
|---|-------------------|-----------|
| | Bill of Sale | Appraisal |
| x | Sales Contract | Other |
| x | Closing Statement | |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: January 4, 2017

Sign 
verified by closing agent
F. Wayne Keith Attorney

x