20170112000014840 1/2 $21 50
Shelby Cnty Judge of Probate: AL
01/12/2017 07:54:47 AM FILED/CERT

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:
Josh & Kim Copeland
1125 Old Cahaba Circle
Helena, AL 35080

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of $189,900.00, 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 Greg Bullock and Sandra Bullock a married couple, whose mailing address is 133 Prescott Cir Helena AL 35080 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Joshua Timothy Copeland and Kimberly Dawn Copeland a married couple, whose mailing address is 1125 Old Cahaba Circle, Helena, AL 35080 (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 1125 Old Cahaba Circle, Helena, AL 35080; 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; $186,459.00 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 6th day of January, 2017.

Greg Bullock

Sandra Bullock

Shelby County, AL 01/12/2017
State of Alabama
Deed Tax:$3.50

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Greg Bullock and Sandra Bullock, 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 6th day of January, 2017.

Notary Public
Commission Expires: 12-29-2019

NICHOLAS DEAN LESLIE
NOTARY
My Comm. Expires
Dec. 29, 2019
PUBLIC
ALABAMA STATE AT LARGE

S16-3374CDF

EXHIBIT "A"
Legal Description

Lot 807, according to the Survey of Old Cahaba, Sector 8, as recorded in Map Book 26, page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

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