

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:
Gregory + Ashley Werchanowskyj
308 Cedar Hill Drive
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)
20170201000039270
02/01/2017 12:49:36 PM
DEEDS 1/2

That in consideration of \$362,000.00, 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 Edwin D. Lovelady and Beverly E. Lovelady husband and wife, whose mailing address is P.O. Box 381655, BHAM 35238 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Gregory J. Werchanowskyj and Ashley Y. Werchanowskyj, whose mailing address is 308 Cedar Hill Dr. B'ham, AL 35242 (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 308 Cedar Hill Drive, Birmingham, AL 35242; 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; \$325,800.00 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 30th day of January, 2017.

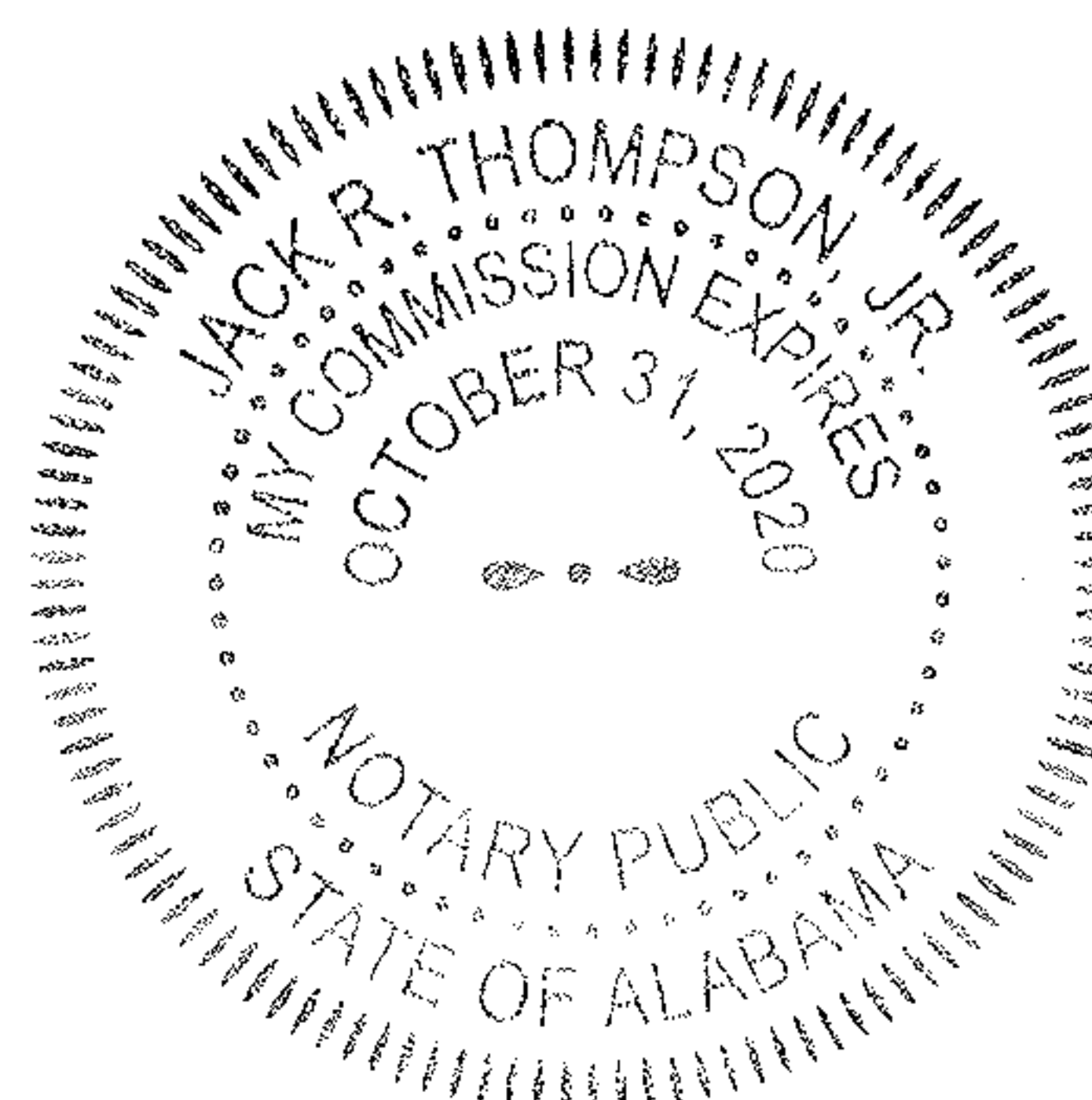
E-D Lovelady
Edwin D. Lovelady
Beverly E. Lovelady
Beverly E. Lovelady

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Edwin D. Lovelady and Beverly E. Lovelady, 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 30th day of January, 2017.

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



S16-3493CDF

20170201000039270 02/01/2017 12:49:36 PM DEEDS 2/2

EXHIBIT "A"
Legal Description

Lot 3, according to the Survey of The Cedars, 2nd Sector, as recorded in Map Book 25, page 135, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/01/2017 12:49:36 PM
\$54.50 CHERRY
20170201000039270

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the printed text of the official record.