

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:
Tyler Barrett + Melissa Gallups
2014 Kerry Circle
Calera, AL 35040

WARRANTY DEED - Joint Tenants with Right of Survivorship

20170207000046430 02/07/2017 09:56:37 AM DEEDS 1/2

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

That in consideration of \$145,000.00, 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 Matthew Bentley and Mitzi Bentley Husband and Wife, whose mailing address is PO Box 253 Montevallo AL 35115 - (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Tyler D. Barrett and Melissa A. Gallups, whose mailing address is 2014 Kerry Circle Calera, AL 35040 (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 2014 Kerry Circle, Calera, AL 35040; 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; \$146,464.00 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 3rd day of February, 2017.

[Signature]
Matthew Bentley
[Signature]
Mitzi Bentley

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Matthew Bentley and Mitzi Bentley, 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 3rd day of February, 2017.

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

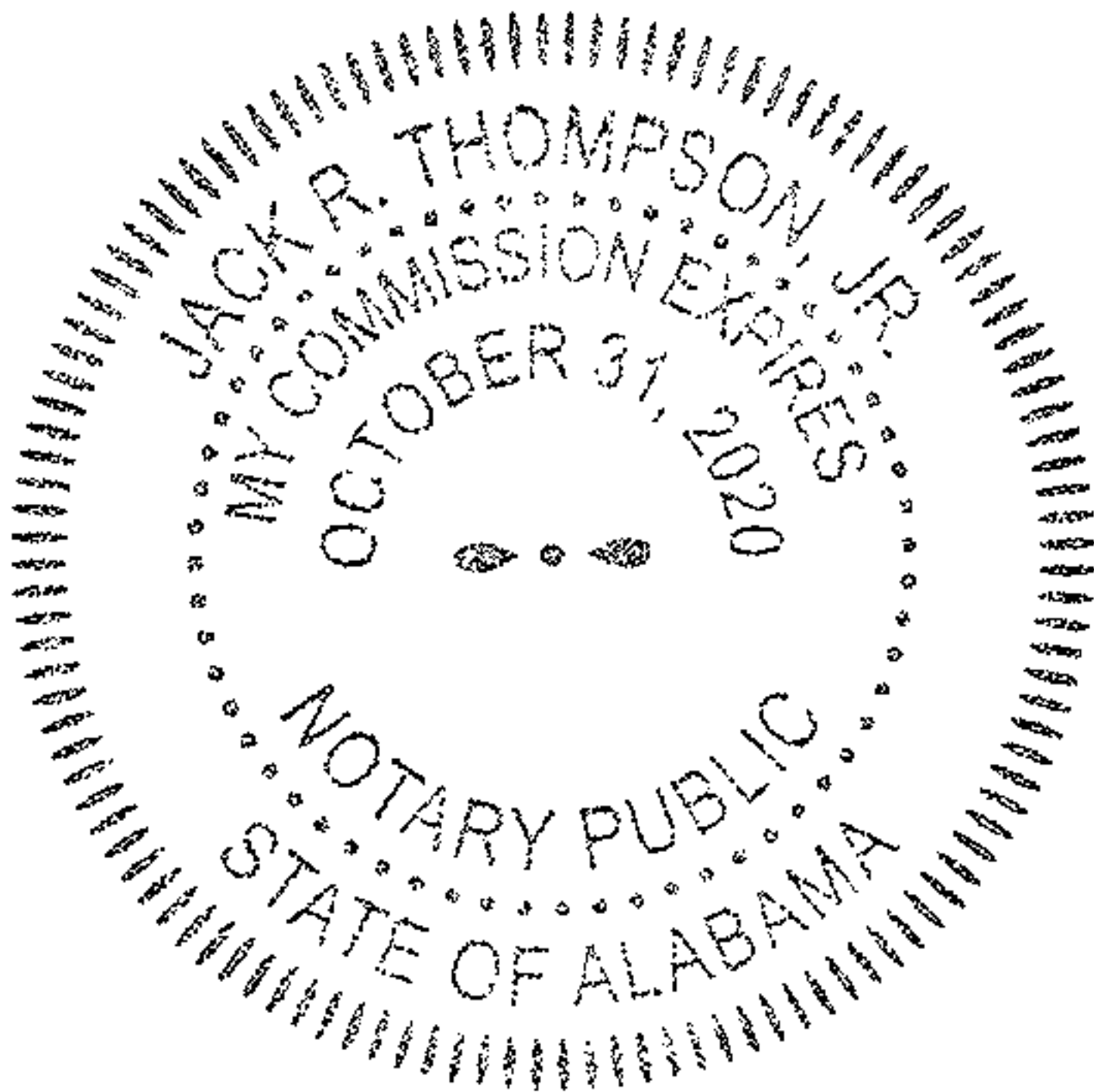


EXHIBIT "A"
Legal Description

Lot 69, according to the Amended Map of Kinsale Garden Homes 1st Sector, as recorded in Map Book 35, Page 49, in the Probate Office of Shelby County, Alabama.

20170207000046430 02/07/2017 09:56:37 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/07/2017 09:56:37 AM
\$163.00 CHERRY
20170207000046430

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name of the Probate Judge.