

20170214000053290
02/14/2017 10:13:32 AM
DEEDS 1/2

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:
Charles Pratt + Heidi Higgins
1193 Savannah Lane
Calera, AL 35040

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$123,000.00, 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 Richard B. Granger, Jr. a married person, This does not constitute the homestead property to the Grantor or his spouse, whose mailing address is

homestead property to the grantor or the spouse, whose mailing address is
202 Wes + Trestle Way Helena AL 35080 (herein referred to as
grantor, whether one or more), grant, bargain, sell and convey unto Charles Clayton Pratt and Heidi Higgins,
whose mailing address is

1193 Savannah Lane, 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 1193 Savannah Lane, 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 GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$120,772.00 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 10th day of February, 2017.

Richard B. Granger, Jr.

State of Alabama Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Richard B. Granger, Jr., 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, he executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 10th day of February, 2017.

Notary Public
Commission Expires: 17-29-2019

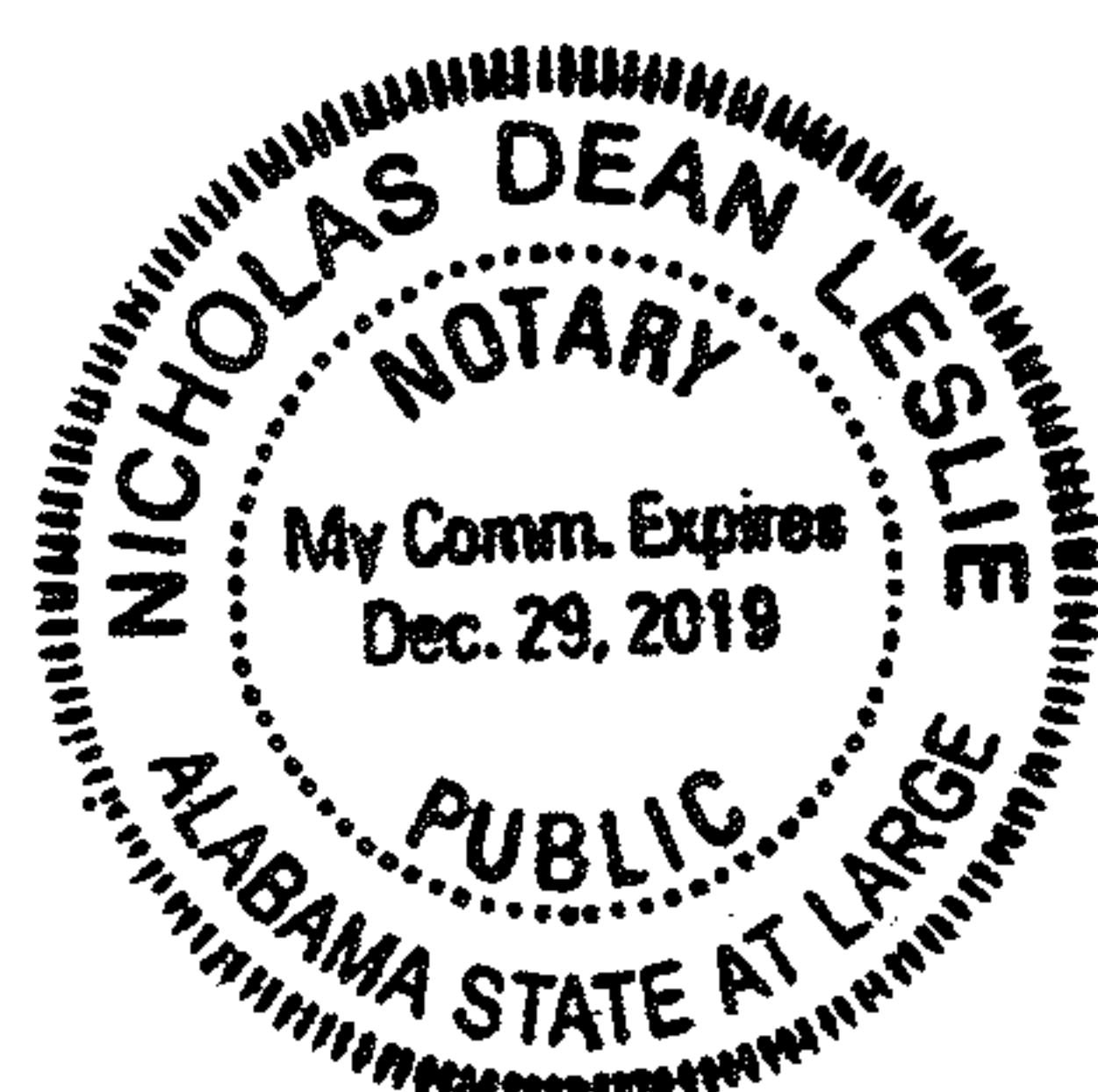
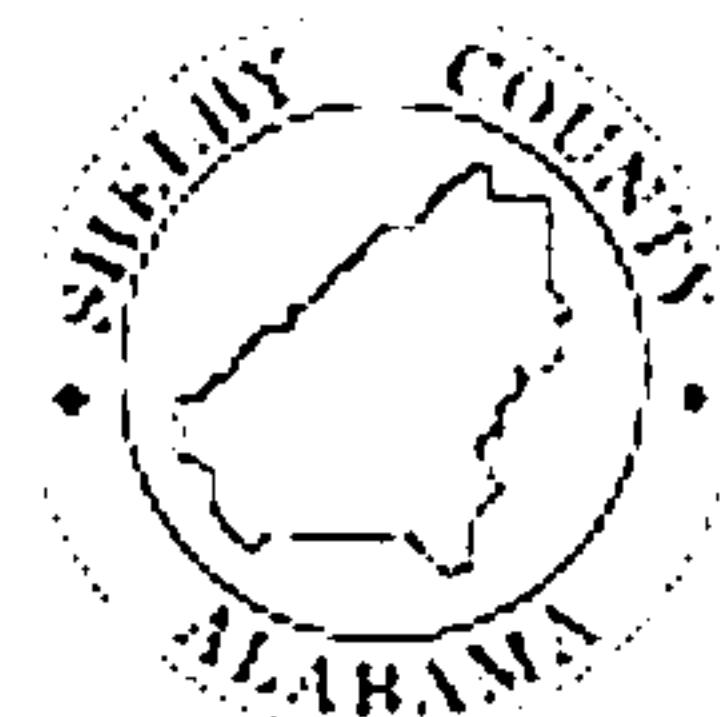


EXHIBIT "A"
Legal Description

Lot 46, according to the Amended Map Savannah Pointe Sector IX, as recorded in Map Book 37, Page 51 A & B, 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
02/14/2017 10:13:32 AM
\$20.50 DEBBIE
20170214000053290

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".