

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:
Diondra Dennis + Frank Dennis
105 Ashby Street
Calera, AL 35040

WARRANTY DEED - Joint Tenants with Right of Survivorship

20170216000056010 02/16/2017 08:25:49 AM DEEDS 1/2

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

That in consideration of \$138,000.00, 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 Jennifer Rasberry a single person, whose mailing address is 6491 AL HWY 191 JEMISON, AL 35085 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Diondra Dennis and Frank Dennis, whose mailing address is 105 Ashby Street 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 105 Ashby Street, 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; \$135,500.00 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 14th day of February, 2017.

Jennifer Rasberry
Jennifer Rasberry

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jennifer Rasberry, 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, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 14th day of February, 2017.

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

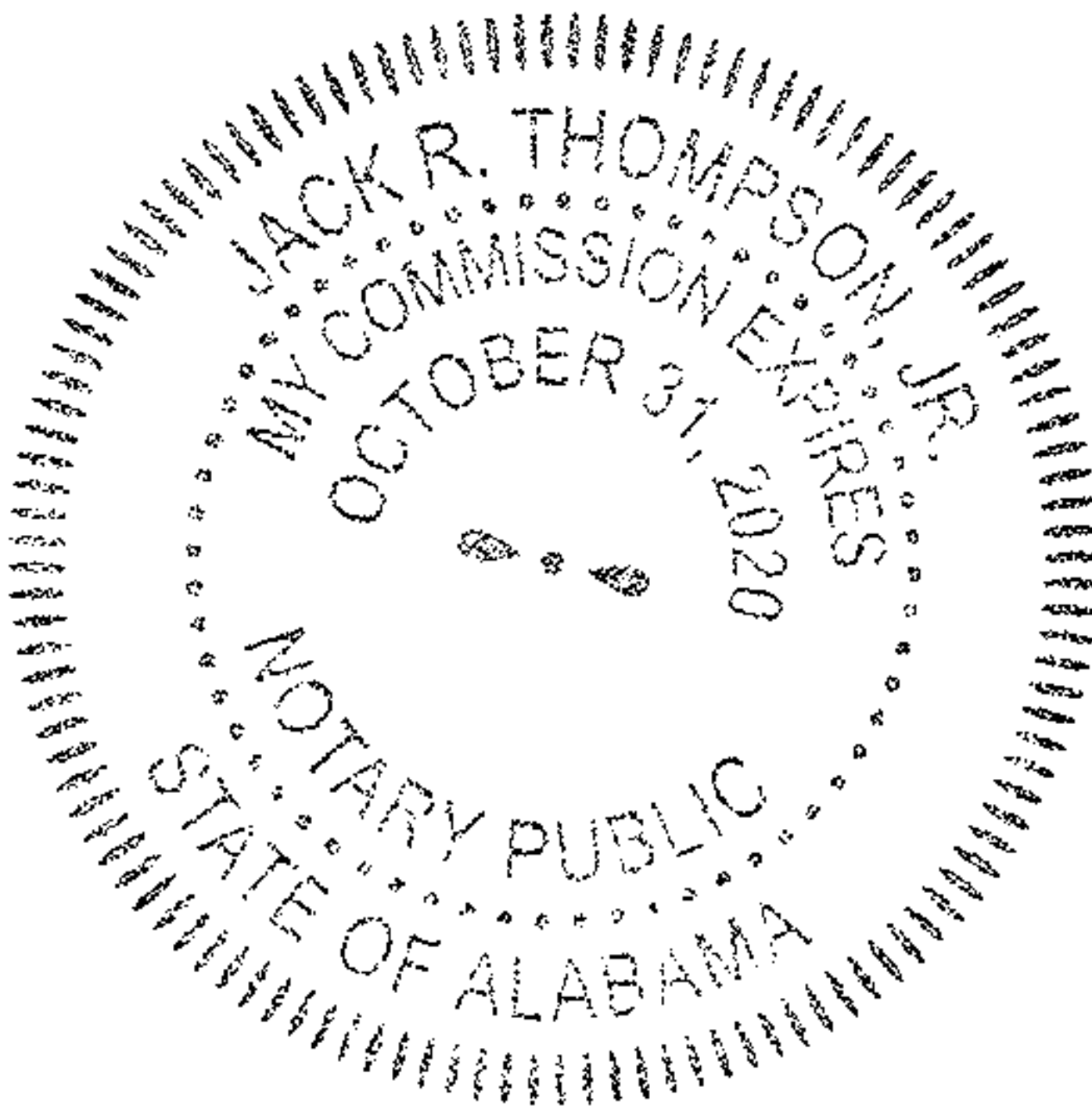


EXHIBIT "A"
Legal Description

Lot 163, according to the Survey of Camden Cove West, Sector 3, Phase 2, as recorded in Map Book 35, Page 15, 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
02/16/2017 08:25:49 AM
\$20.50 CHERRY
20170216000056010

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