

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:
Haley & Paul David Houston
356 Deerwood Lake Dr
Harpersville, AL 35078

20170221000060210
02/21/2017 08:21:13 AM
DEEDS 1/2

Warranty Deed

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

That in consideration of \$230,000.00, 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 Jay Michael Holmes an unmarried man, whose mailing address is 1036 Regency Way, B'ham, AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Haley Spates and Paul David Houston, whose mailing address is 356 Deerwood Lake Dr, Harpersville, AL 35078 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 356 Deerwood Lake Drive, Harpersville, AL 35078; 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 to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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; \$225,834.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Jay Michael Holmes an unmarried man has/have hereunto set his/her/their hand(s) and seal(s) , this 17th day of February, 2017.

Jay Michael Holmes
Jay Michael Holmes

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jay Michael Holmes, 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 17th day of February, 2017.

Lauren Nicole Smith
Notary Public
Commission Expires: 2/2/20

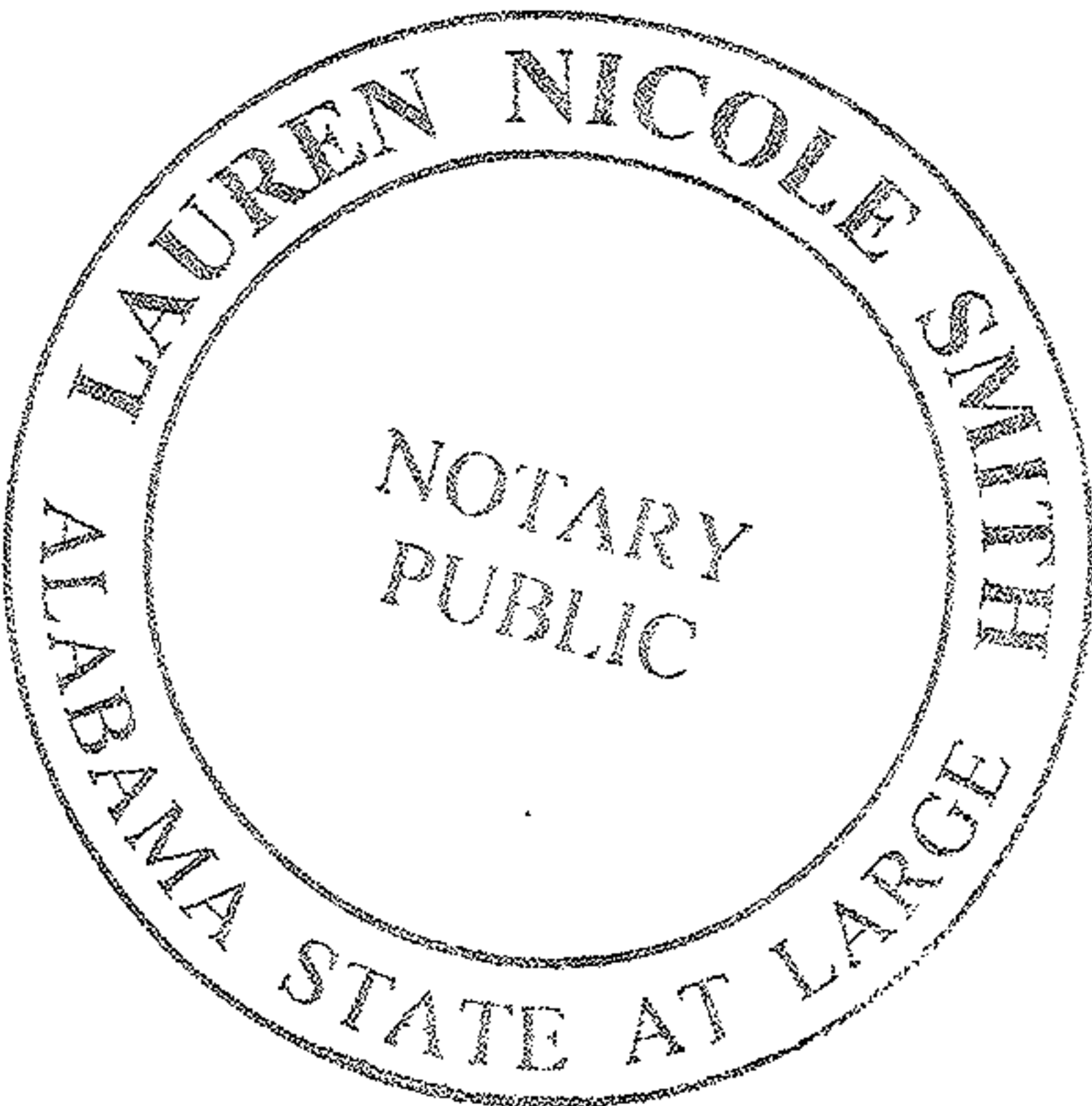


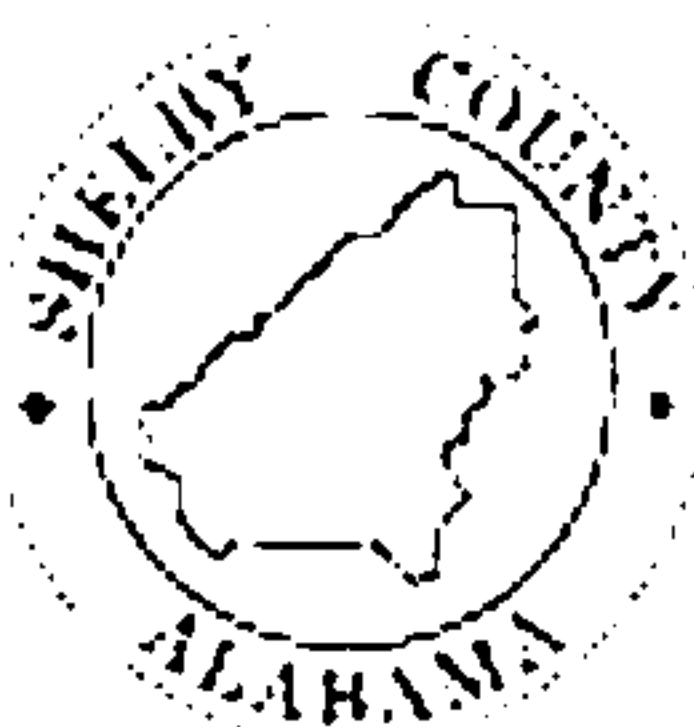
EXHIBIT "A"
Legal Description

PARCEL I:

Commencing at the Northwest Corner of Section 19, Township 19 South, Range 2 East, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East a distance of 791.27 feet; thence South 0 degrees 17 minutes 37 seconds East a distance of 2534.19 feet for the POINT OF BEGINNING; thence South 89 degrees 05 minutes 01 seconds East a distance of 213.23 feet; thence South 73 degrees 43 minutes 43 seconds East, a distance of 165.24 feet; thence North 67 degrees 40 minutes 45 seconds East, a distance of 129.14 feet; thence South 0 degrees 20 minutes 03 seconds East, a distance of 174.02 feet; thence South 67 degrees 55 minutes 03 seconds West, a distance of 174.76 feet; thence South 86 degrees 04 minutes 03 seconds West, a distance of 329.80 feet; thence North 0 degrees 17 minutes 37 seconds West, a distance of 263.00 feet to the POINT OF BEGINNING.

PARCEL II:

A tract or parcel of land lying and being in the SW 1/4 of the NW 1/4 of Section 19, Township 19 South, Range 2 East, and being more particularly described as follows:
Commence at the Northeast corner of the above 1/4-1/4 Section and proceed South 02 deg. 00 min. East along the East boundary of said 1/4-1/4 Section for a distance of 1003.8 feet to the point of beginning of property herein described, said point also being on the West side of a private road; thence continue South 02 deg. 00 min. East along the East boundary of said 1/4-1/4 Section and the West side of said road for a distance of 208.9 feet; thence South 66 deg. 00 min. West for a distance of 129.0 feet to a point on the water's edge of a private lake; thence North 75 deg. 23 min. West along said bank for a distance of 165 feet to a point; said point being 30 feet, more or less, North of the water's edge of said lake; thence South 89 deg. 14 min. West for a distance of 206.9 feet to a point; thence North 03 deg. 44 min. West for a distance of 208.7 feet to a point; thence North 88 deg. 22 min. East for a distance of 490.3 feet to the point of beginning; situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/21/2017 08:21:13 AM
\$22.50 CHERRY
20170221000060210

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