

Prepared By:
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Post Office Box 352
Pinson, Alabama 35126
File No. 16-006092

Grantors Address:
Stephen Andrew Hare and
Lisa S. Hare
409 Park Lake Terrace
Helena, Alabama 35080

Send Tax Notice To:
Jeffrey S. Mauldin and
Lauren Hall Mauldin
815 Stoneridge Drive
Helena, Alabama 35080

State of Alabama)
County of Shelby)

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

THIS DEED, made and entered into this the 21st day of February, 2017, by and between **Stephen Andrew Hare and Lisa S. Hare**, husband and wife, herein called "**GRANTORS**", (whether one or more), and **Jeffrey S. Mauldin and Lauren Hall Mauldin**, herein called "**GRANTEES**";

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED TWENTY SEVEN THOUSAND AND 00/100 DOLLARS, (\$227,000.00)**, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Stephen Andrew Hare and Lisa S. Hare**, as Grantors, have this day bargained and sold and by these presents do hereby grant, sell, transfer and convey unto said Grantees, **Jeffrey S. Mauldin and Lauren Hall Mauldin**, as joint tenants with right of survivorship, a certain tract or parcel of land situated in **Shelby County, Alabama**, and being more particularly described as follows:

Lot 325, according to a Survey of Phase 1, Fieldstone Park, Third Sector, as recorded in Map Book 18, Page 113, in the Probate Office of Shelby County, Alabama.

Parcel No.13 5 21 3 002 003.025

Property Address: 815 Stoneridge Drive, Helena, Alabama

\$ 215,650⁰⁰ of the purchase price is being paid from the proceeds of a purchase money mortgage executed simultaneously herewith to SouthPoint Bank. The purchase price herein is based on a real estate sales contract between the parties. Source of Title: Book 1999, Page 14294

SUBJECT TO TAXES FOR 2017 AND SUBSEQUENT YEARS.

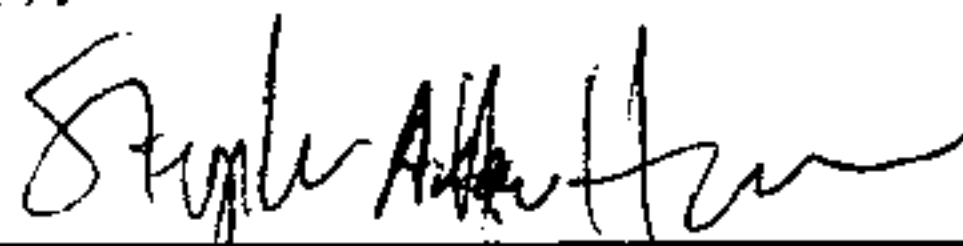
SUBJECT TO EASEMENTS, EXCEPTIONS, RESERVATIONS, ENCUMBRANCES, LIENS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD OR VISIBLE ON SAID PROPERTY.

TO HAVE AND TO HOLD unto Grantees for and during their joint lives and upon the death of any or either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivors forever, together with every contingent remainder and right of reversion.

Grantors covenant with Grantees, that they are lawfully seized in fee simple and possessed of said property; that they have a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that they will forever warrant and defend that title to said property against the good and lawful claims and demands of all persons whomsoever.

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.

IN WITNESS WHEREOF, Stephen Andrew Hare and Lisa S. Hare, Grantors, have hereto set their signatures and seals this the 21st day of February, 2017.



Stephen Andrew Hare

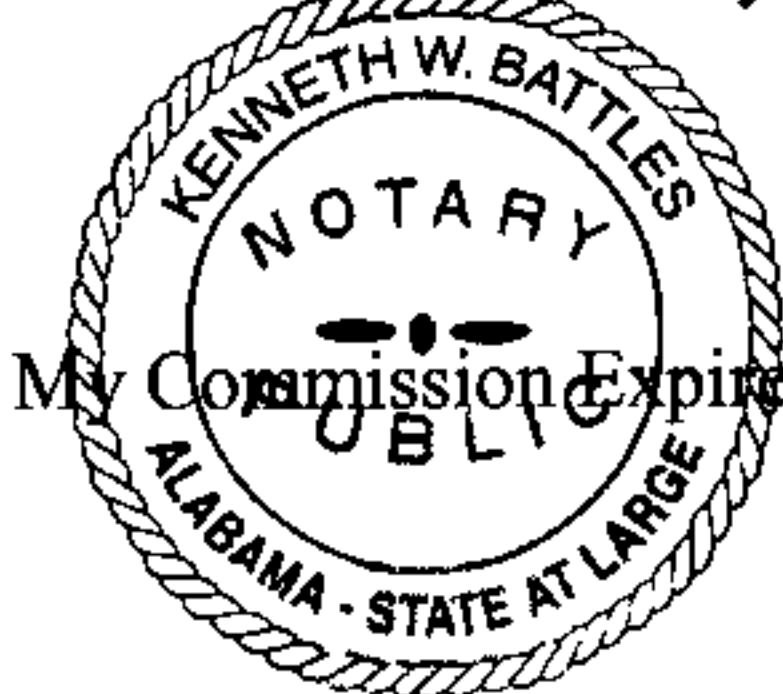


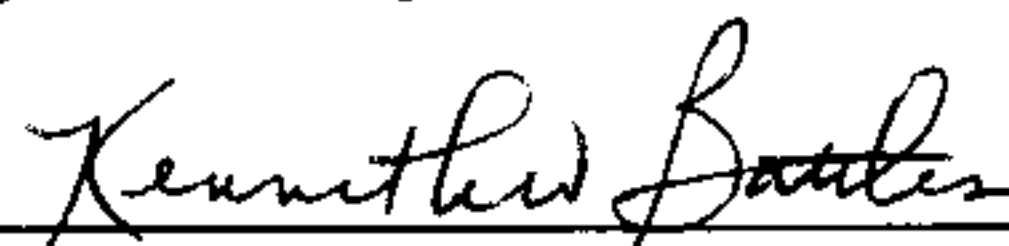
Lisa S. Hare

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, hereby certify that, Stephen Andrew Hare and Lisa S. Hare, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, they executed the same voluntarily.

Given under my hand and seal this the 21st day of February, 2017.





Notary Public


20170301000070530 1/1 \$26.50
Shelby Cnty Judge of Probate, AL
03/01/2017 11:13:39 AM FILED/CERT

Shelby County, AL 03/01/2017
State of Alabama
Deed Tax: \$11.50