

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:
David Lee Cummings, II
215 Strother Street
Montevallo, AL 35115

20170314000085800
03/14/2017 10:40:33 AM
DEEDS 1/2

Warranty Deed

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

That in consideration of \$108,000.00, 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 Mark C. Smith and Cynthia M. Smith Husband and Wife, whose mailing address is 471 Savannah Cove Calera, AL 35040 - (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto David Lee Cummings, II, whose mailing address is 215 Strother Street, Montevallo, AL 35115 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 215 Strother Street, Montevallo, AL 35115; 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; \$106,043.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Mark C. Smith and Cynthia M. Smith Husband and Wife has/have hereunto set his/her/their hand(s) and seal(s) , this 10th day of March, 2017.

[Signature]
Mark C. Smith
[Signature]
Cynthia M. Smith

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Mark C. Smith and Cynthia M. Smith, 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 10th day of March, 2017.

[Signature]
Notary Public
Commission Expires: 12-29-2019

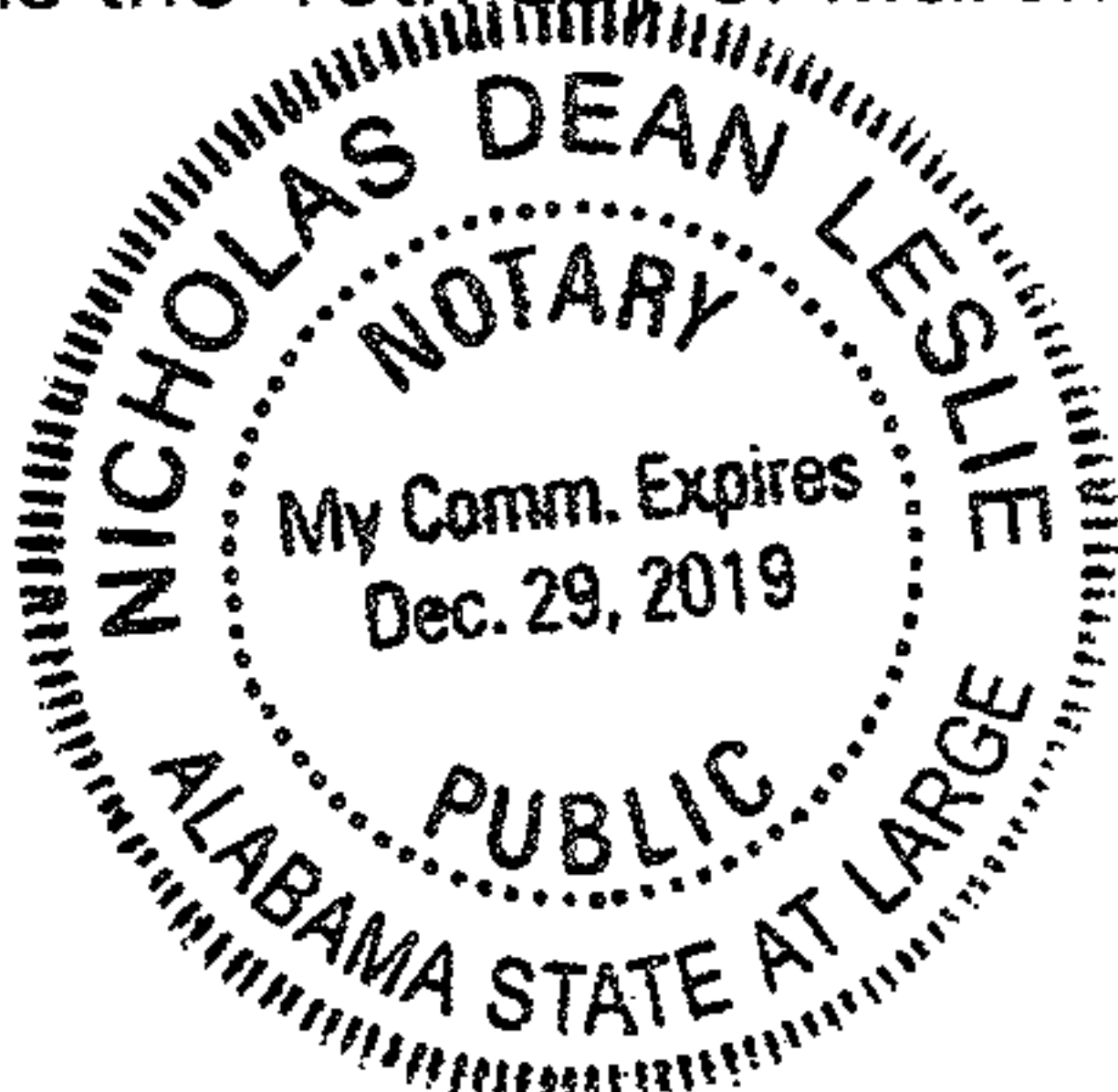
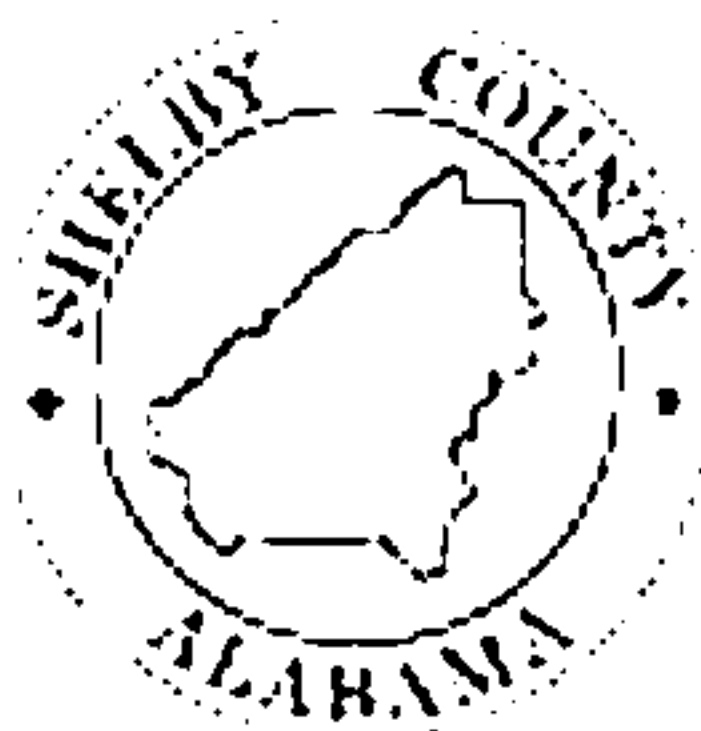


EXHIBIT "A"
Legal Description

Lots 14 and 15, in Block C, according to the Plat of Wilmont, as recorded in Map Book 3, Page 124, 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
03/14/2017 10:40:33 AM
\$20.00 CHERRY
20170314000085800

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