

Document Prepared By:
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Stone, Patton, Kierce & Freeman
118 North 18th Street
Bessemer, Alabama 35020

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Shelby Cnty Judge of Probate, AL
04/10/2017 10:35:59 AM FILED/CERT

Send Tax Notice To:
Timothy Quinton Prewitt, III
Jessica Elaine Prewitt
821 Hillshire Drive
Hoover, AL 35244

CORPORATE DEED/JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA }
COUNTY OF SHELBY }**

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF ONE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS(\$190,000.00) *being the consideration recited in that certain sales contract entered into by the Grantor(s) and Grantee(s)*, to the undersigned grantor (whether one or more), a corporation, in hand paid by the grantee herein, the receipt of where is acknowledged, the corporation, **First Financial Bank, a Corporation, whose mailing address is P.O. Box 340, Bessemer, AL 35021** (herein referred to as Grantor(s)) grants, sells, bargains and conveys unto **Timothy Quinton Prewitt, III and wife, Jessica Elaine Prewitt, whose mailing address is 821 Hillshire Drive, Hoover, AL 35244** (herein referred to as Grantee(s)), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in **Shelby County, Alabama** to wit:

Lot 26, according to the Survey of The Highlands 2nd Sector, as recorded in Map Book 18, Page 48, in the Probate Office of Shelby County, Alabama.

**Source of Title: Instrument No. 20161115000420380, Shelby County, Alabama.
Property Address: 821 Hillshire Drive, Hoover, AL 35244**

Subject to any and all easements, set back lines, restrictions, conditions, covenants, mineral and mining rights and current taxes not due, and more particularly as follows:

- Item 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof.
- Item 2. Rights or claims of parties in possession not shown by the public records.
- Item 3. Easements, or claims of easements, not shown by the public records.
- Item 4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
- Item 5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- Item 6. Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
- Item 7. Taxes for the year 2017 and subsequent years.
- Item 8. Easement(s), building line(s) and restriction(s) as shown on recorded map.
- Item 9. Right of way granted to Shelby County recorded in Instrument No. 2006-147510.
- Item 10. Right of way granted to BellSouth recorded in Instrument No. 9407-359.
- Item 11. Restrictions appearing of record in Instrument No. 1994-9291.
- Item 12. Right of Way granted to Birmingham Water Works recorded in Instrument No. 9309-6087.
- Item 13. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages are not insured herein.
- Item 14. All rights of redemption in favor of any and all parties entitled to redeem subject property from that certain mortgage foreclosure sale evidenced by foreclosure deed recorded in Shelby County, Instrument No. 20161115000420380 under and in accordance with the laws of the State of Alabama and/or the United States of America. Said rights to expire November 15, 2017, one (1) year from the date of foreclosure.

\$176,000.00 of the above consideration above paid from the proceeds of a purchase money mortgage closed herewith.

TO HAVE AND HOLD the aforegranted premises in fee simple to the said Grantee their heirs, successors and assigns forever.

And said corporation does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **First Financial Bank** by its **Senior Vice President, Neil Walker**, who is authorized to execute this conveyance, has hereto set its signature and seal this date: **March 31, 2017**.

Shelby County, AL 04/10/2017
State of Alabama
Deed Tax: \$14.00


GRANTOR(S): **First Financial Bank**

By:  (SEAL)
Neil Walker, Its Senior Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned notary public in for said State, hereby certify that, **Neil Walker, as Senior Vice President of First Financial Bank** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this document, as such officer and with full authority, executed the same voluntarily on the same bears date as said act of corporation.

Given under my hand and signed this date: **March 31, 2017**.


Notary Public
My Commission Expires

