

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
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Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Richard Haynie & Dianne Haynie
130 Love Lane
Sterrett, AL 35147

20170419000132100 04/19/2017 09:50:05 AM DEEDS 1/2
WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$145,000.00, 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 Harold Livings and Ina Livings Husband and Wife, whose mailing address is 408 Tuscany Cir. Chelsea, AL 35043 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Richard L. Haynie and Dianne S. Haynie, whose mailing address is 130 love lane Sterrett, AL 35147 (herein referred to as 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 130 Love Lane, Sterrett, AL 35147; 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; \$108,750.00 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 17th day of April, 2017.

Harold Livings
Harold Livings

Ina Livings
Ina Livings

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Harold Livings and Ina Livings, 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 April, 2017.

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

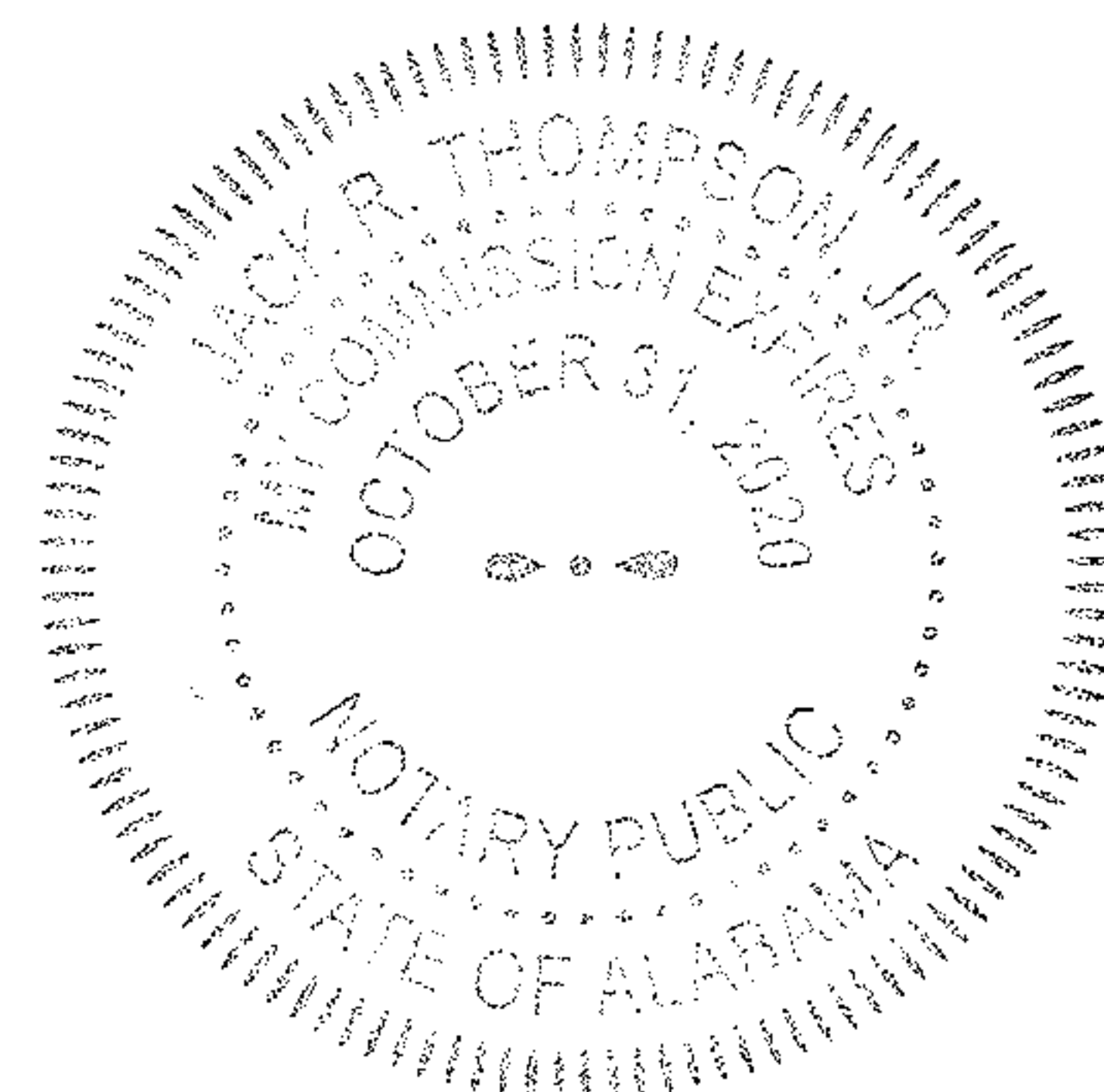


EXHIBIT "A"
Legal Description

Lot 132, according to the Survey of The Villages at Westover, Sector 1, as recorded in Map Book 39, Page 9 A & B, in the Probate Office of Shelby County, Alabama.

20170419000132100 04/19/2017 09:50:05 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/19/2017 09:50:05 AM
\$54.50 CHERRY
20170419000132100

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".