

This instrument was prepared by:
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Send Tax Notice To:
Nicholas & Kristen Leigh
1440 Alexander Court
Alabaster, AL 35007

WARRANTY DEED - Joint Tenants with Right of Survivorship

20170419000132170 04/19/2017 10:04:20 AM DEEDS 1/2

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

That in consideration of \$125,000.00, 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 Jeffrey T. Letcher, Personal Representative of the Estate of Lynn Smith Letcher (aka Lynne Letcher aka Lynne M. Letcher aka Lynne S. Letcher), deceased Probate Case No. PR2016-000751, whose mailing address is

2517 Titonka Rd. Birmingham, AL 35244 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Nicholas Arvin and Kristen Arvin, whose mailing address is 1440 Alexander Ct. Alabaster AL. 35007 (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 1440 Alexander Court, Alabaster, AL 35007; 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; \$118,750.00 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.


Jeffrey T. Letcher, Personal Representative of
the Estate of Lynn Smith Letcher (aka Lynne
Letcher aka Lynne M. Letcher aka Lynne S.
Letcher), deceased Probate Case No.
PR2016-000751

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jeffrey T. Letcher whose name as Personal Representative of the Estate of Lynn Smith Letcher is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such Personal Representative of the Estate, and with full authority, 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.

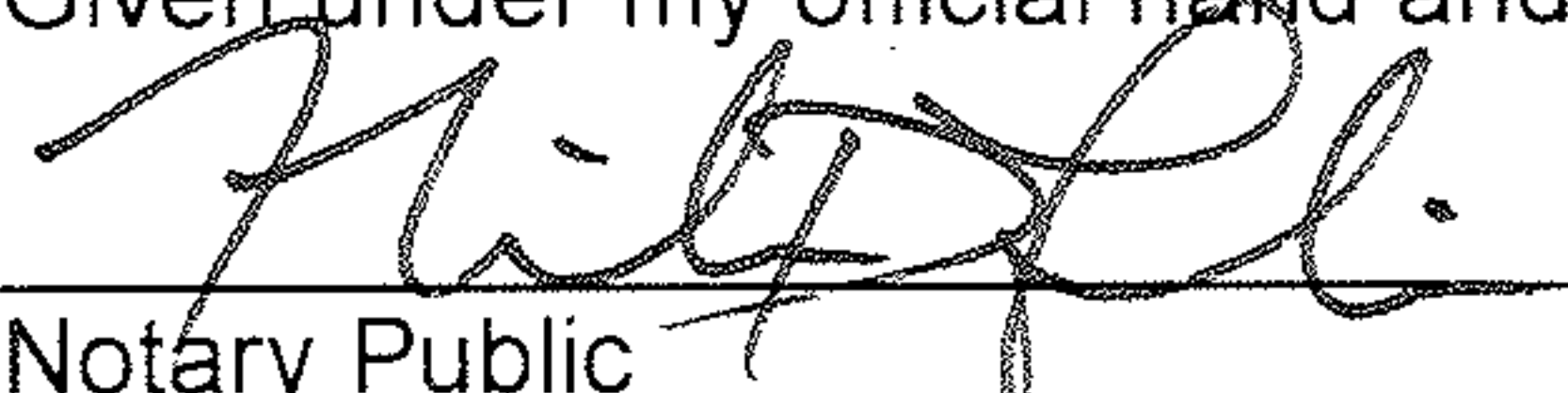

Notary Public
Commission Expires: 12-29-2019



EXHIBIT "A"
Legal Description

Lot 37, according to the Survey of Kingwood as recorded in Map Book 6, page 40, in the Probate Office of Shelby County, Alabama.

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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/19/2017 10:04:20 AM
\$24.50 CHERRY
20170419000132170

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