## 20170502000150730 05/02/2017 08:58:36 AM

DEEDS 1/2

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

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### WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA		)	IZNIONAZ ALI INZENI DV TIJECE DDECENTO
SHELBY COUNTY		)	KNOW ALL MEN BY THESE PRESENTS
That in consideration of \$237,00	0.00,	the an	nount 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 Hunter M. Hutchison and Rachael I. Hutchison Husband and Wife, whose mailing address is <u>allo Stoneu Kirk Wan Pelham Ac</u> (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jonathan W. Hoffman and Joseph W. Hoffman, whose mailing address is 237 Ghallace La, Felliam, AL 35/24 (herein referred to 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 237 Strathaven Lane, Pelham, AL 35124; 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; \$232,707.00 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 28th day of April, 2017.

Rachael I. Hutchison

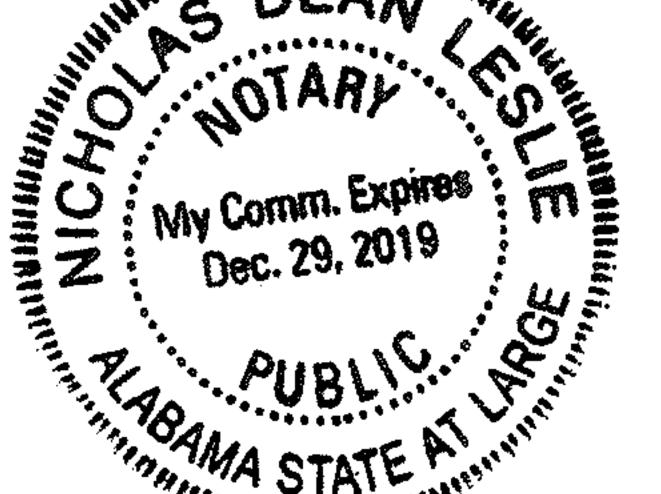
State of Alabama Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Hunter M. Hutchison and Rachael I. Hutchison, 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 28th day of April, 2017.

Notary Public

Commission Expires:



S16-2453CDF

#### 20170502000150730 05/02/2017 08:58:36 AM DEEDS 2/2

# EXHIBIT "A" Legal Description

Lot 1605, according to the survey of Final Plat Strathaven at Ballantrae, Phase 1 as recorded in Map Book 37, Page 128, in the Probate Office of Shelby County.



Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL 05/02/2017 08:58:36 AM \$22.50 DEBBIE

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