

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:
Joshua & Courtney Clarke
812 Mockernut Road
Hoover, AL 35244

WARRANTY DEED - Joint Tenants with Right of Survivorship

20170502000151610 05/02/2017 02:26:15 PM DEEDS 1/2

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

That in consideration of \$317,000.00, 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 Keith Ryan Miller by his attorney-in-fact, Emily M. Miller and Emily M. Miller a married couple, whose mailing address is, 1886 Kennard Court Snellville, GA 30078 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Joshua B. Clarke and Courtney B. Clarke, whose mailing address is 812 Mockernut Road, Hoover, AL 35244 (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 812 Mockernut Road, Hoover, AL 35244; 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; \$253,600.00 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.

Keith Ryan Miller by his attorney-in-fact
Keith Ryan Miller by his attorney-in-fact, Emily M. Miller
Emily M. Miller
Emily M. Miller

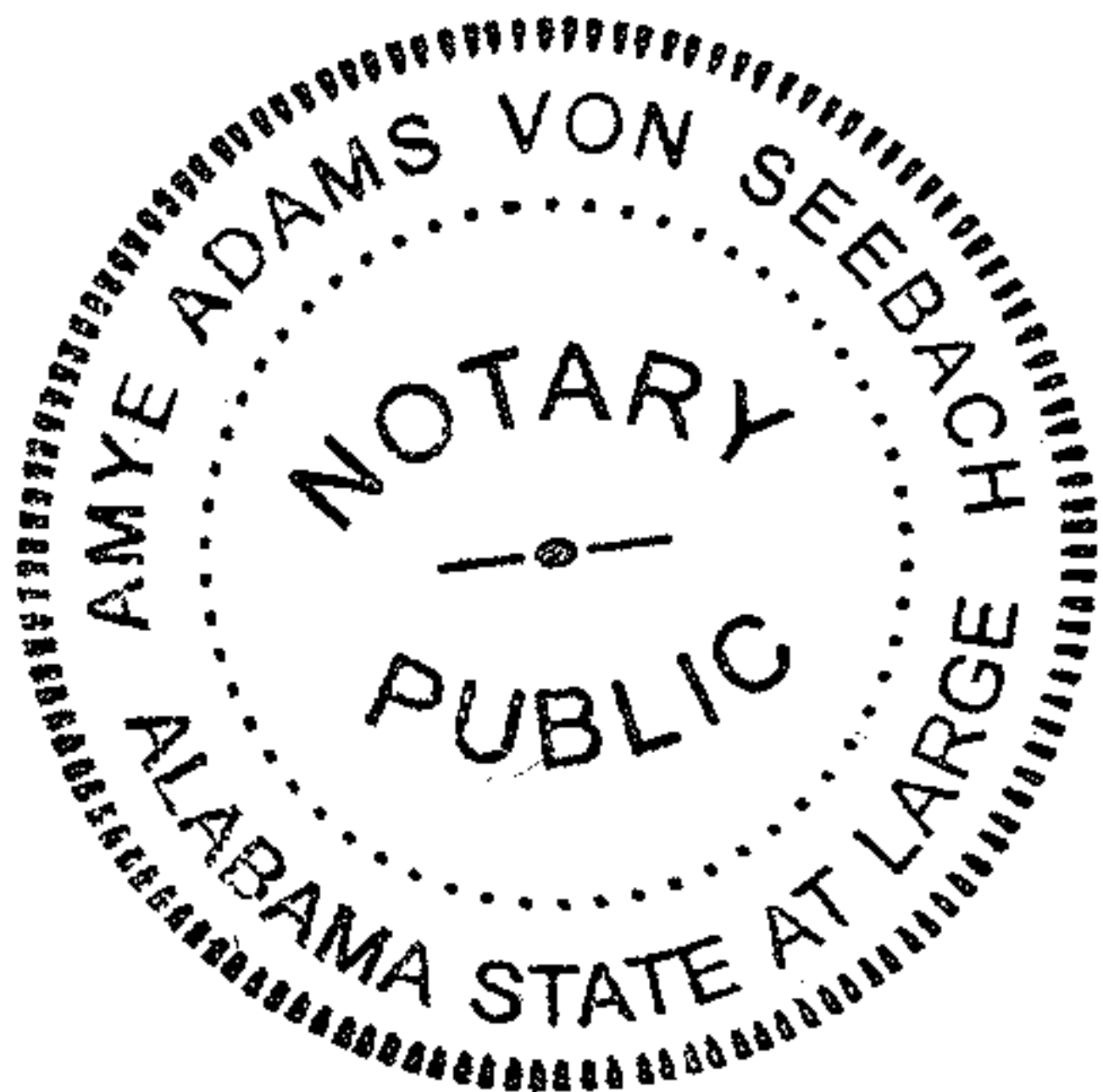
State of Alabama
Shelby County
Jefferson

I, The Undersigned, a notary for said County and in said State, hereby certify that Emily M. Miller whose name as Attorney in Fact for Keith Ryan Miller, and Emily M. Miller individually 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, she, in her capacity as such Attorney in Fact, and individually and with full authority, 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.

[Signature]
Notary Public
Commission Expires:

MY COMMISSION EXPIRES
JUNE 17, 2017



S17-0899CDF

EXHIBIT "A"
Legal Description

Lot 833, according to the Survey of Fifteenth Addition, Riverchase Country Club, as recorded in Map Book 8, Page 168, 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
05/02/2017 02:26:15 PM
\$81.50 CHERRY
20170502000151610

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