

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:
Patrick Carter
392 Union Station Way
Calera, AL 35040

20170516000168990 05/16/2017 09:50:34 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 \$151,200.00, 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 Jacob Tubbs a married person and Daniel Howell a married person, This does not constitute the homestead property of the Grantors or their spouses, whose mailing address is 138 Marlstone Drive Helena AL 35080 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Patrick Carter and Adrianna C. Carter, whose mailing address is 392 Union Station Way, Calera, AL 35040 (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 392 Union Station Way, Calera, AL 35040; 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; \$147,076.00 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 12th day of May, 2017.

Jacob Tubbs
Jacob Tubbs
Daniel Howell
Daniel Howell

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jacob Tubbs and Daniel Howell, 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 12th day of May, 2017.

Nicholas Dean Leslie
Notary Public
Commission Expires: 12-29-2019

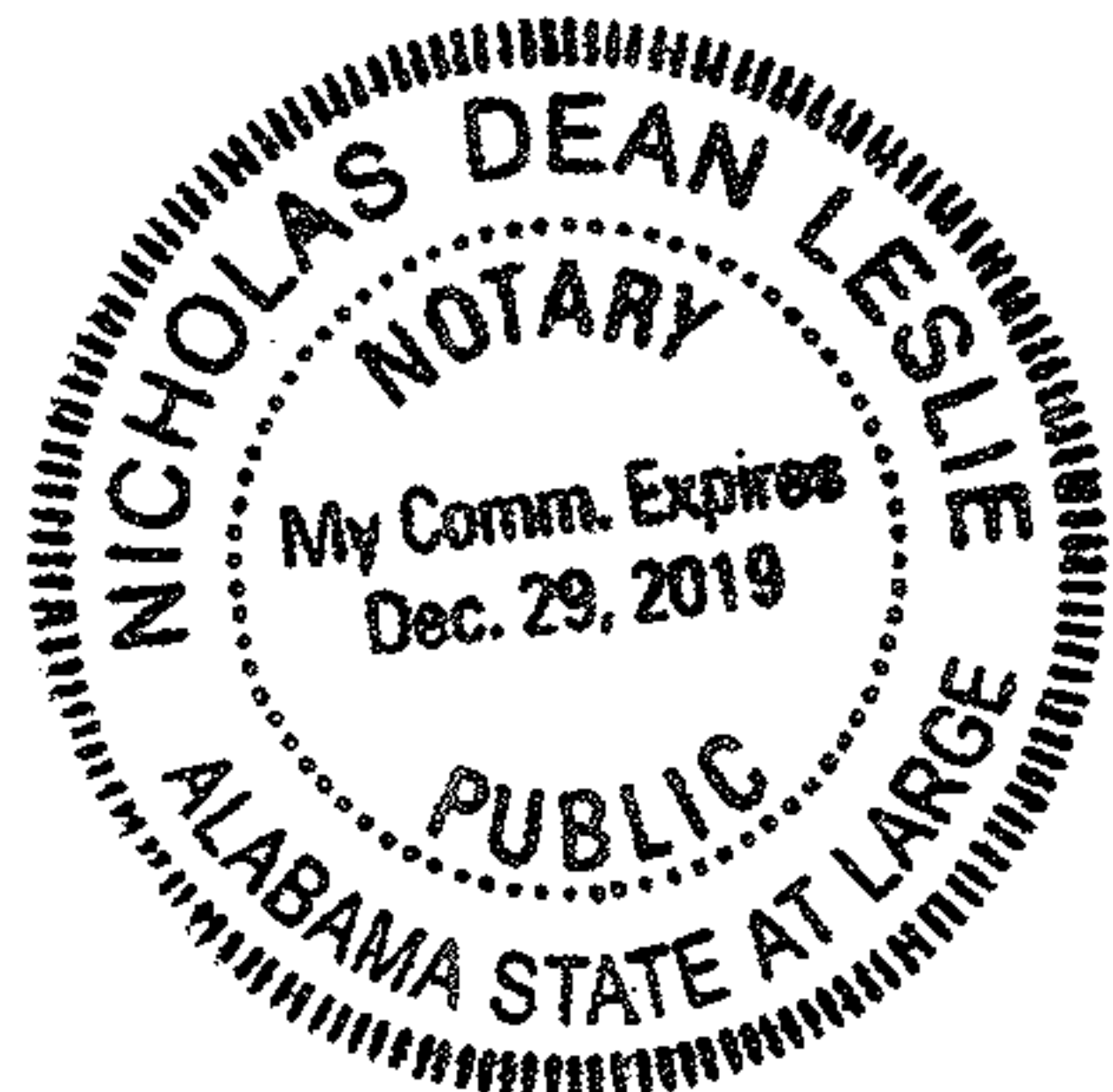
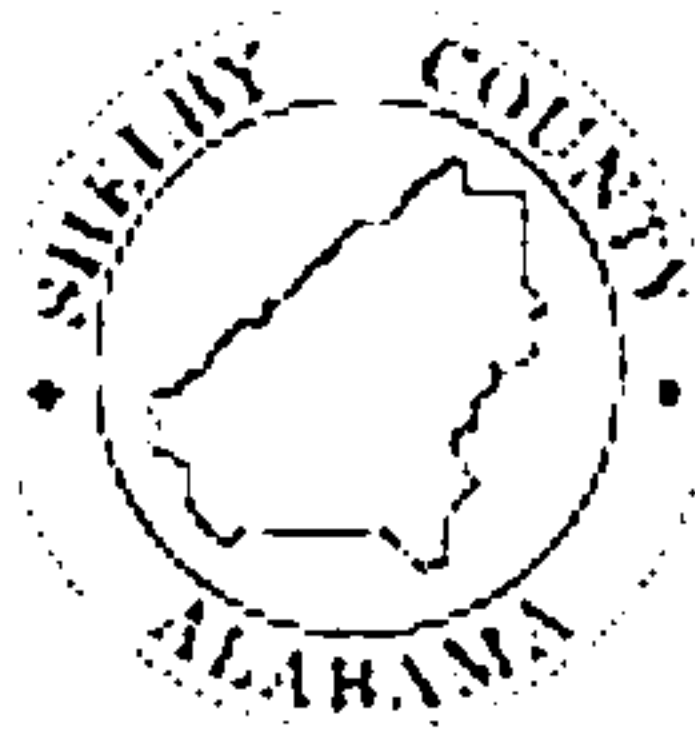


EXHIBIT "A"
Legal Description

Lot 17, according to the Survey of Union Station Phase I, as recorded in Map Book 41, Page 41, in the Probate Office of Shelby County, Alabama.

20170516000168990 05/16/2017 09:50:34 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/16/2017 09:50:34 AM
\$22.50 CHERRY
20170516000168990

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the printed name of the County Clerk.