

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:

Jonathan + Jessica Hendrix
1812 Tecumseh Circle
Pelham, AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

)

20170516000169110

05/16/2017 10:15:46 AM

DEEDS 1/2

That in consideration of \$187,000.00, 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 Mark W. Burkhalter an unmarried man, whose mailing address is P.O. Box 198243, Nashville, TN 37219 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jonathan T. Hendrix and Jessica D. Hendrix, whose mailing address is 1812 Tecumseh Circle, Pelham, AL 35124 (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 1812 Tecumseh Circle, 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.


*Being one and the same
as Jonathan Hendrix &
Jessica Hendrix.

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; \$168,300.00 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 10 day of May, 2017.

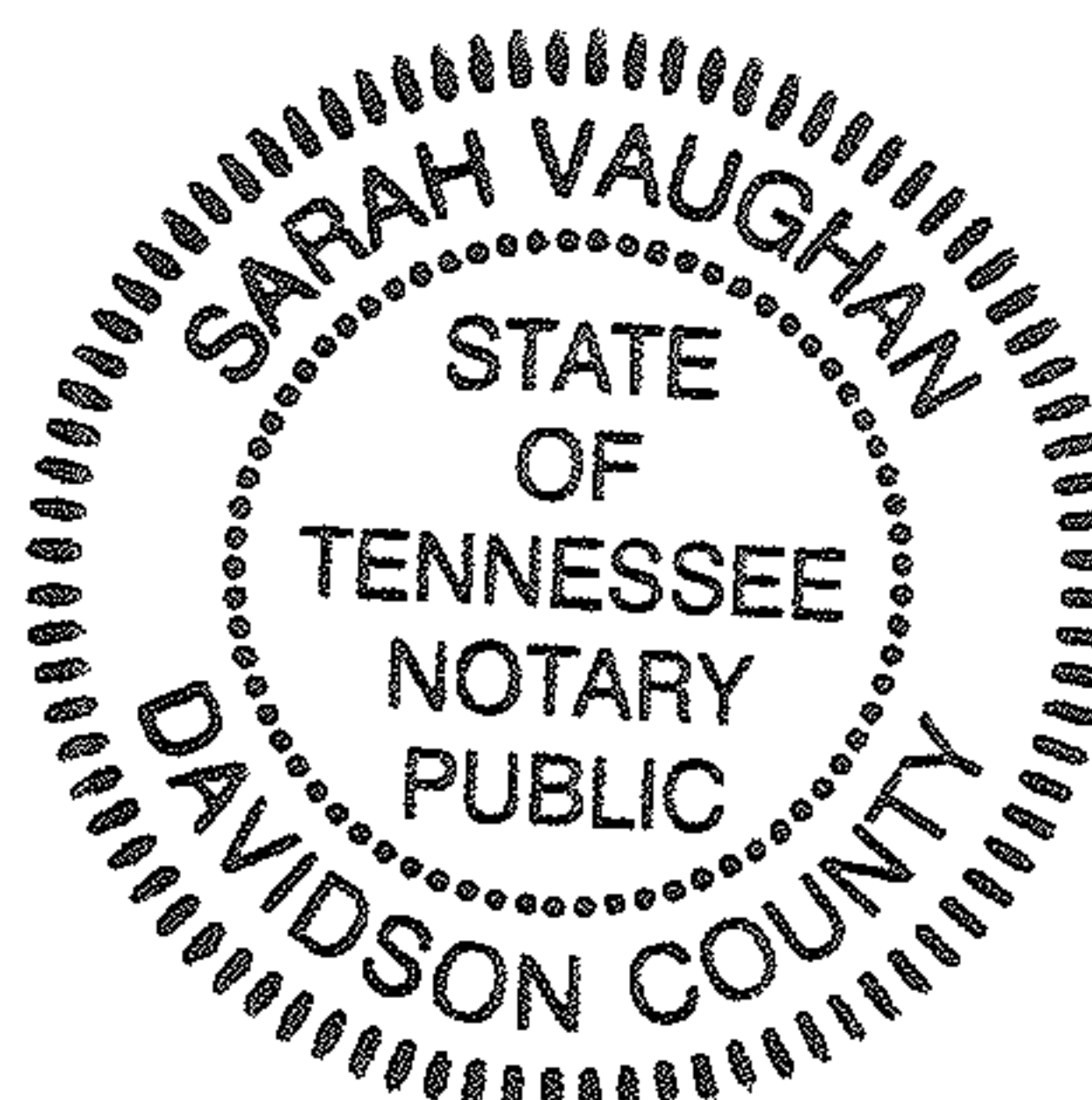

Mark W. Burkhalter

State of TN
Davidson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Mark W. Burkhalter, 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, he executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 10 day of May, 2017.


Notary Public
Commission Expires: 1/4/2021



S17-0969CDF

EXHIBIT "A"
Legal Description

Lot 4, Block 1, according to the Survey of Wooddale, First Sector, as recorded in Map Book 5, Page 91, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

20170516000169110 05/16/2017 10:15:46 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/16/2017 10:15:46 AM
\$37.00 CHERRY
20170516000169110

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