

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:

Karry Jones  
120 King Charles Way  
Alabaster, AL 35007

Warranty Deed

20170531000189240

05/31/2017 10:05:38 AM

DEEDS 1/2

STATE OF ALABAMA )

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY )

)

That in consideration of \$167,000.00, 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 James Spencer Hickox and Jennifer McDonald Hickox Husband and Wife, whose mailing address is

1054 Valley Crest Dr. Hoover, AL 35226

(herein referred to as

grantor, whether one or more), grant, bargain, sell and convey unto Karry A. Jones, whose mailing address is

120 King Charles Way, Alabaster AL 35007

(herein referred to grantee,

whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 120 King Charles Way, 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 to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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; \$ — 0 — of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, James Spencer Hickox and Jennifer McDonald Hickox Husband and Wife has/have hereunto set his/her/their hand(s) and seal(s), this 26th day of May, 2017.

James Spencer Hickox  
 James Spencer Hickox  
Jennifer McDonald Hickox  
 Jennifer McDonald Hickox

State of Alabama  
 Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that James Spencer Hickox and Jennifer McDonald Hickox, 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 26th day of May, 2017.

[Signature]  
 Notary Public

Commission Expires: 10/31/2020

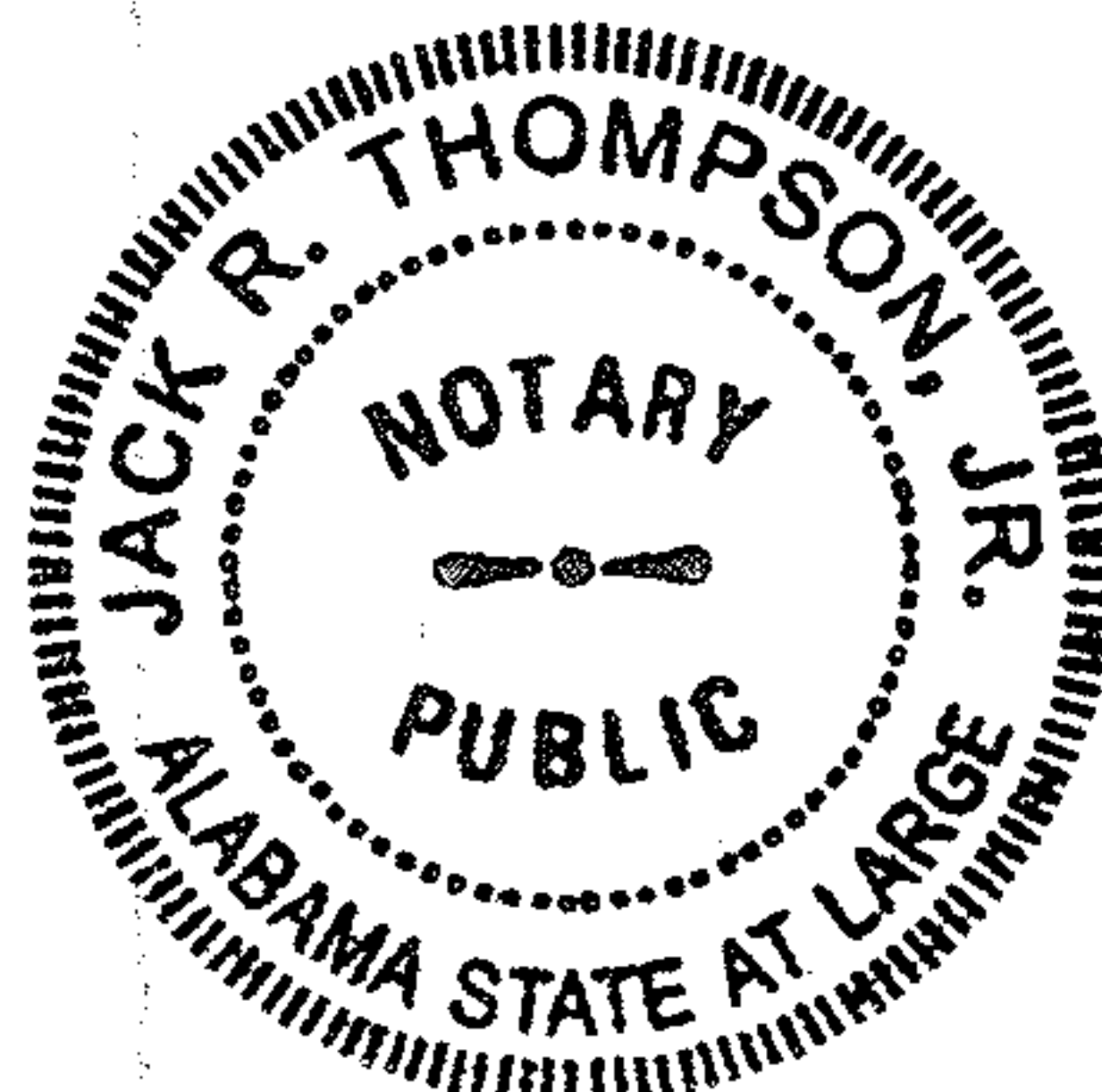


EXHIBIT "A"  
Legal Description

Lot 32, according to the Map and Survey of Spring Gate Estates, Phase Two, as recorded in Map Book 20, Page 120, in the Probate Office of Shelby County, Alabama.

ALSO:

Commence at the SW Corner of Lot 32 Spring Gate Estates Phase Two, as recorded in Map Book 20, Page 120, in the Office of the Judge of Probate, Shelby County, Alabama, said point being the POINT OF BEGINNING; then N 85 degrees 10' 28" E and along the South line of said Lot 32 a distance of 135.0'; thence S 14 degrees 30' 26" E a distance of 145.35'; thence S 83 degrees 49' 40" W a distance of 93.65'; thence N 88 degrees 07' 32" W a distance of 95.83'; thence N 07 degrees 30' 30" E a distance of 137.47' to the Point of Begriming.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/31/2017 10:05:38 AM  
\$185.00 CHARITY  
20170531000189240

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