

This instrument was prepared by:
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Birmingham, AL 35243
Phone (205) 443-9027

20170602000194120
06/02/2017 08:09:51 AM
DEEDS 1/2

Send Tax Notice To:
Terry E. and Shirley Hosmer
705 4th Ave. NW
Alabaster, AL 35007

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$120,000.00, 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 Terry Rusty Hosmer and Rebekah Hosmer a married couple, whose mailing address is 649 OLDE TOWNE LANE Alabaster, AL 35007 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Terry E. Hosmer and Shirley Hosmer, whose mailing address is 705 4th Ave. NW, Alabaster, AL 35007 (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 705 4th Avenue NW, 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, 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; \$ 0- 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 31st day of May, 2017.

Terry Rusty Hosmer
Terry Rusty Hosmer
Rebekah Hosmer
Rebekah Hosmer

State of Alabama
~~Shelby~~ County Jefferson

I, The Undersigned, a notary for said County and in said State, hereby certify that Terry Rusty Hosmer and Rebekah Hosmer, 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 31st day of May, 2017.

Cheryl M. Sebach
Notary Public
Commission Expires: _____

MY COMMISSION EXPIRES
JUNE 17, 2017

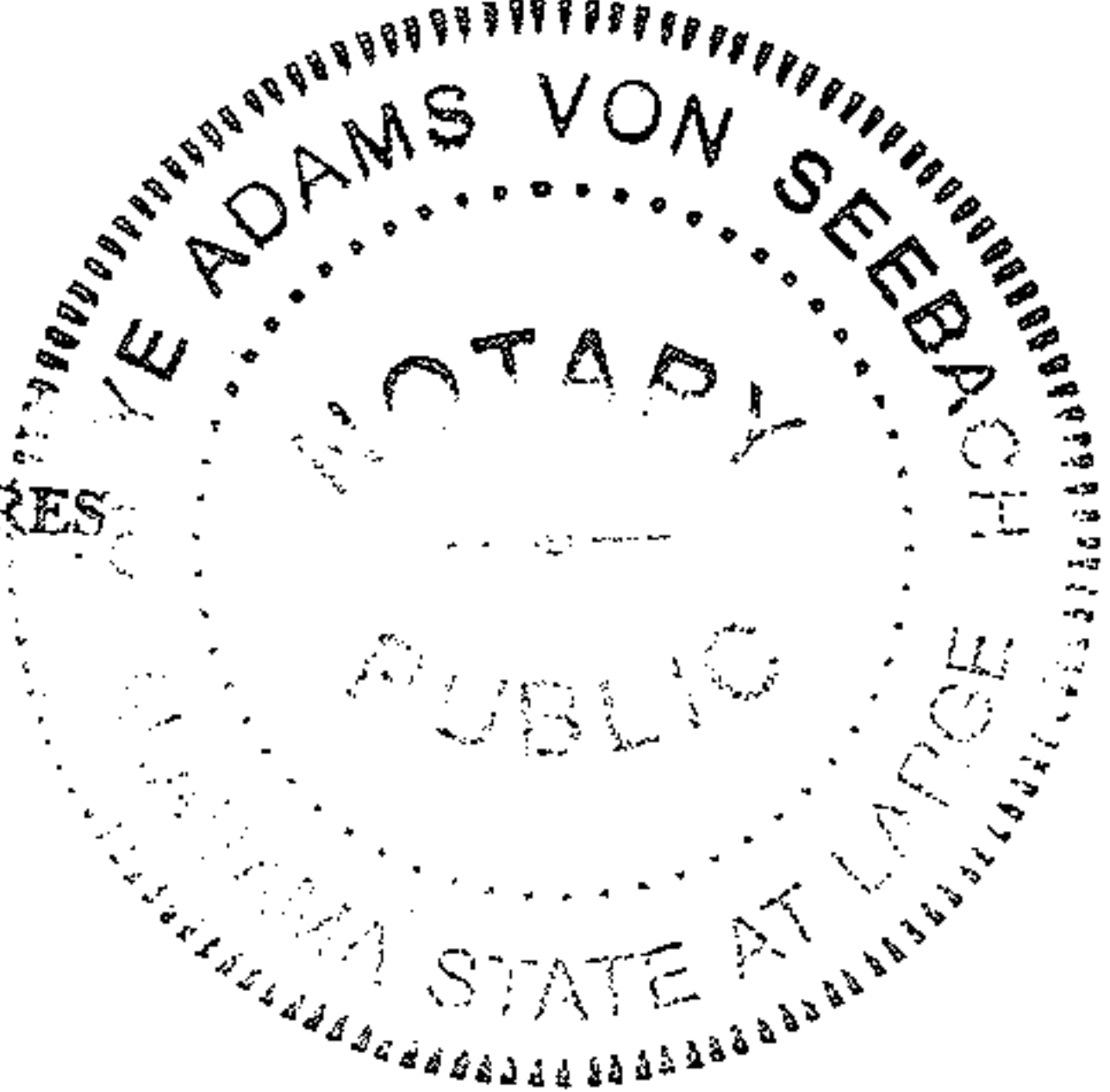
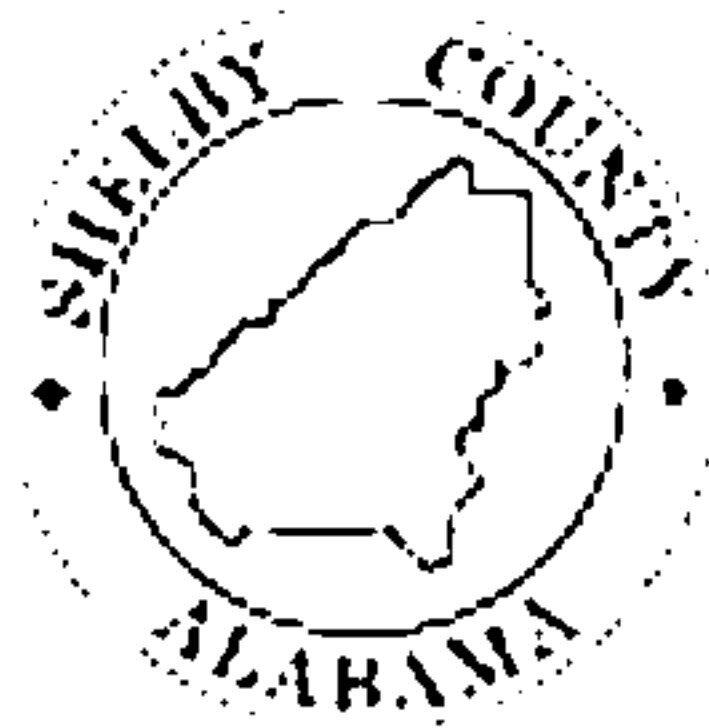


EXHIBIT "A"
Legal Description

Lots 1 & 2, Block 11, according to the Survey of Alabaster Gardens, as recorded in Map Book 3, Page 156, 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
06/02/2017 08:09:51 AM
\$138.00 DEBBIE
20170602000194120

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the printed text of the official record.