

Send tax notice to: Wilbur LeLand Holaday, III, 821 Meadow Ridge Lane, Birmingham, Al.
35242

This instrument was prepared by Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.
35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred eight thousand and no/100 (\$308,000.00) Dollars 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,

Chad Poulson and his wife Jennifer Poulson, whose mailing address is:

4201 Crowne Brook Cir. Franklin, TN 37067

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Wilbur LeLand Holaday, III and Anesia Nicole Holaday **whose mailing address is:**
821 Meadow Ridge Lane, Birmingham, Al. 35242

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in **Shelby** County, Alabama, whose mailing address is: 821 Meadow Ridge Lane, Birmingham Al. 35242 to-wit:

Lot 44, according to the Survey of Meadow Brook Cluster Homes, 2nd Sector, as recorded in Map Book 22, Page 110 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$308,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 1st day of June, 2017.

Chad Poulson (Seal)
CHAD POULSON

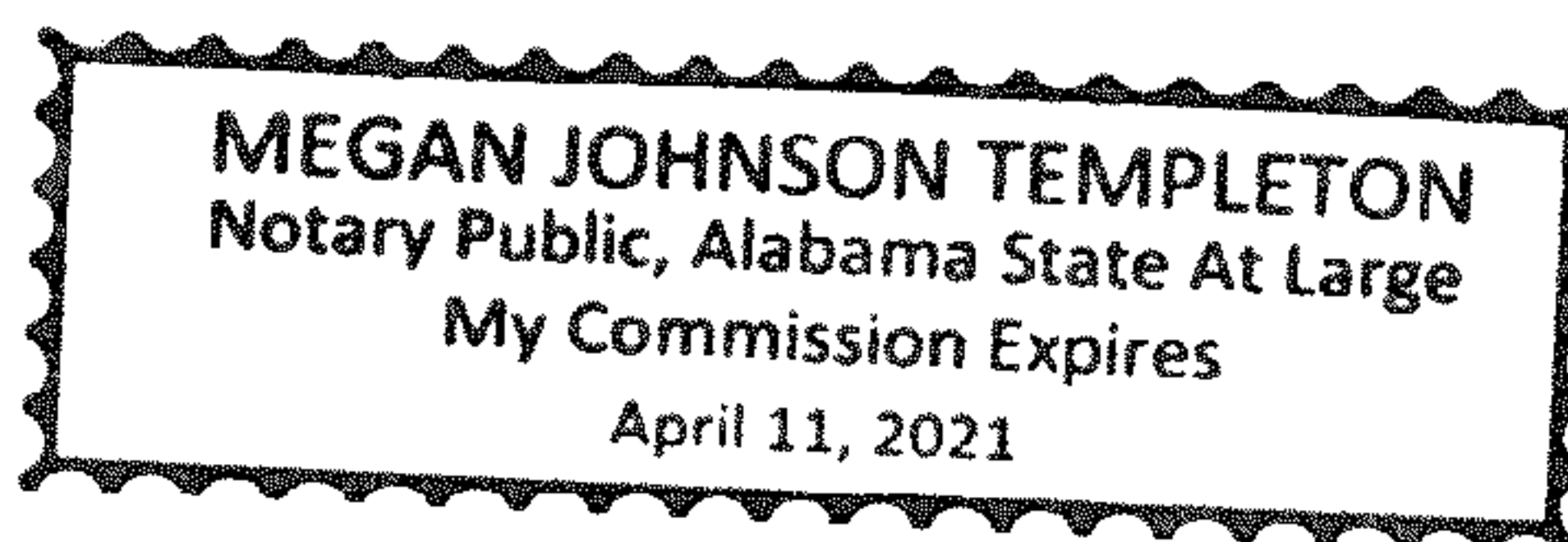
Jennifer Poulson By and Through
Her Agent Chad Poulson (Seal)
JENNIFER POULSON BY & THROUGH HER AGENT
CHAD POULSON

State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Chad Poulson, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand this the 1st day of June, 2017

[Signature]
NOTARY PUBLIC
My commission expires:

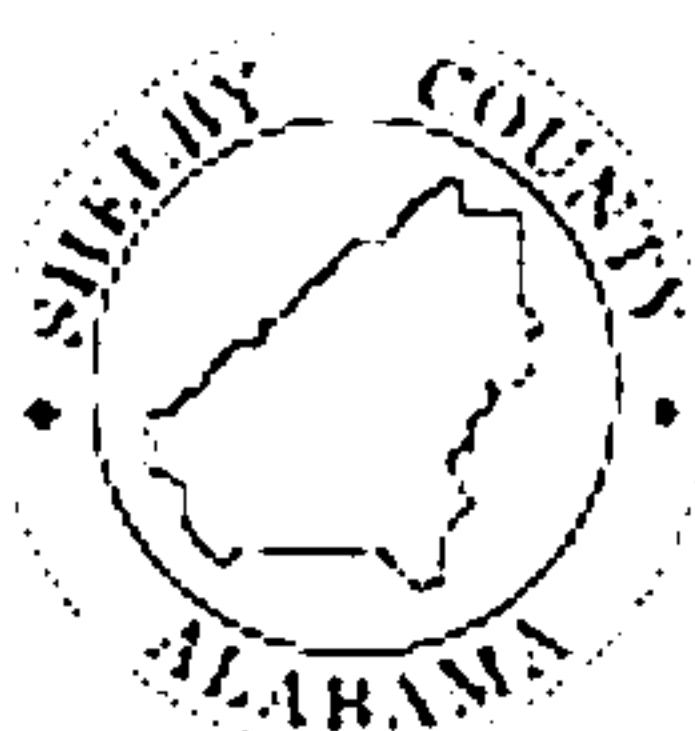
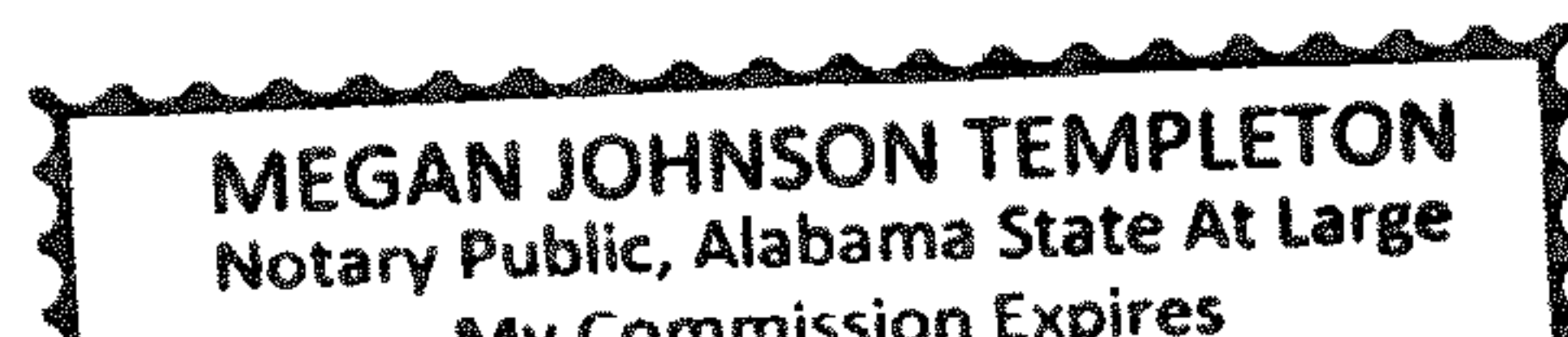


State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Chad Poulson as Agent under Specific Durable Power of Attorney for Jennifer Poulson, a married woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, he in his capacity as such Agent under Specific Durable Power of Attorney for Jennifer Poulson has executed the same voluntarily on the day the same bears date.

Given under my hand this the 1st day of June, 2017.

[Signature]
NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/02/2017 11:31:02 AM
\$19.00 CHARITY
20170602000194940

[Signature]