

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:
Matthew and Mariella Gannon
1434 Whirlaway Ct.
Helena, AL 35080

WARRANTY DEED - Joint Tenants with Right of Survivorship

20170605000195850 06/05/2017 08:52:16 AM DEEDS 1/2

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

That in consideration of \$200,000.00, 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 Thomas J. Weltzin and Bonnie J. Weltzin Husband and Wife, whose mailing address is 920 Barkley Drive, Alabaster, AL 35007 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Matthew J. Gannon and Mariella A. Gannon, whose mailing address is 1434 Whirlaway Ct. Helena, AL 35080 (herein referred to 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 1434 Whirlaway Court, Helena, AL 35080; 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; \$196,377.00 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 1st day of June, 2017.

Thomas J. Weltzin
Thomas J. Weltzin
Bonnie J. Weltzin
Bonnie J. Weltzin

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Thomas J. Weltzin and Bonnie J. Weltzin, 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 1st day of June, 2017.

[Signature]
Notary Public
Commission Expires:

MY COMMISSION EXPIRES
JUNE 17, 2017

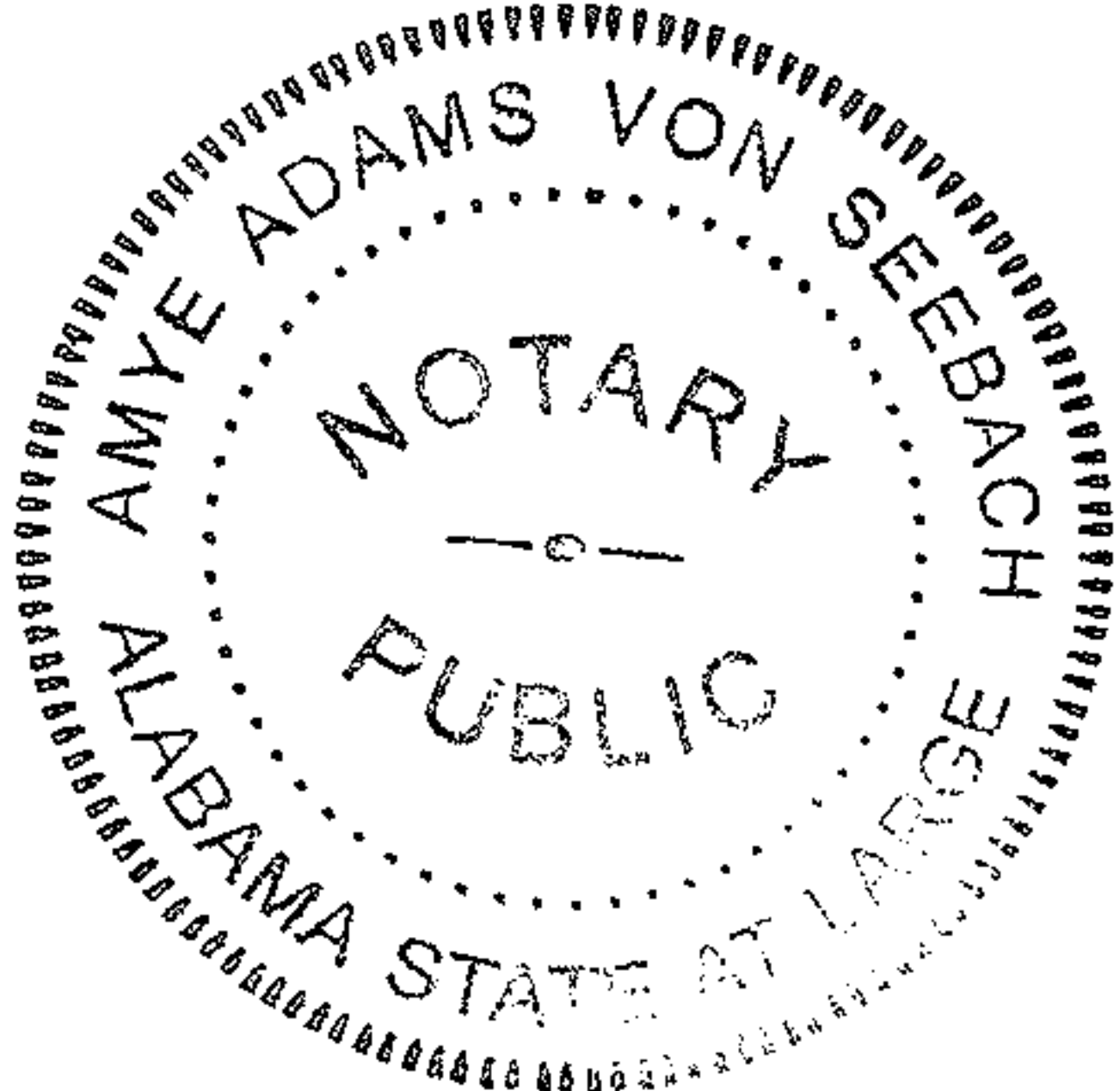


EXHIBIT "A"
Legal Description

Lot 18, according to the Survey of Dearing Downs, Fourth Addition, as recorded in Map Book 9, page 179, 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
06/05/2017 08:52:16 AM
\$22.00 CHERRY
20170605000195850

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