

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Joseph Brewer
2425 Churchura Road
Birmingham, AL 35244
(Also the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of Four Hundred Thirty-Eight Thousand and No/100---
----- (\$438,000.00) Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is
acknowledged, I/we, The Gene Rayfield Family Trust, dated October 17, 2012
whose address is 232 Crest Lake Dr, Birmingham AL 35244
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto
Joseph Brewer and Kristy Brewer
whose address is the property address
(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real
estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A" for legal description of the property which is incorporated
herein for all purposes.

Subject to: current taxes, easements, restrictions and rights-of-way of record.

\$ 438,000.00 of the purchase price recited above was paid from a mortgage loan
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 the 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 hand(s) and seal(s), this 2nd day of
June, 2017.

Walker Eugene Rayfield TIR (Seal) _____ (Seal)
The Gene Rayfield Family Trust, dated October 17, 2012
By: Walker Eugene Rayfield
Its: Trustee

STATE OF ALABAMA)
JEFFERSON COUNTY)
Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Walker Eugene Rayfield whose name(s) as Trustee for/of
The Gene Rayfield Family Trust, dated October 17, 2012
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, he, in his capacity as such
Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of June, A.D.
My Commission Expires: 4/21/20
William H. Halbrooks Notary Public

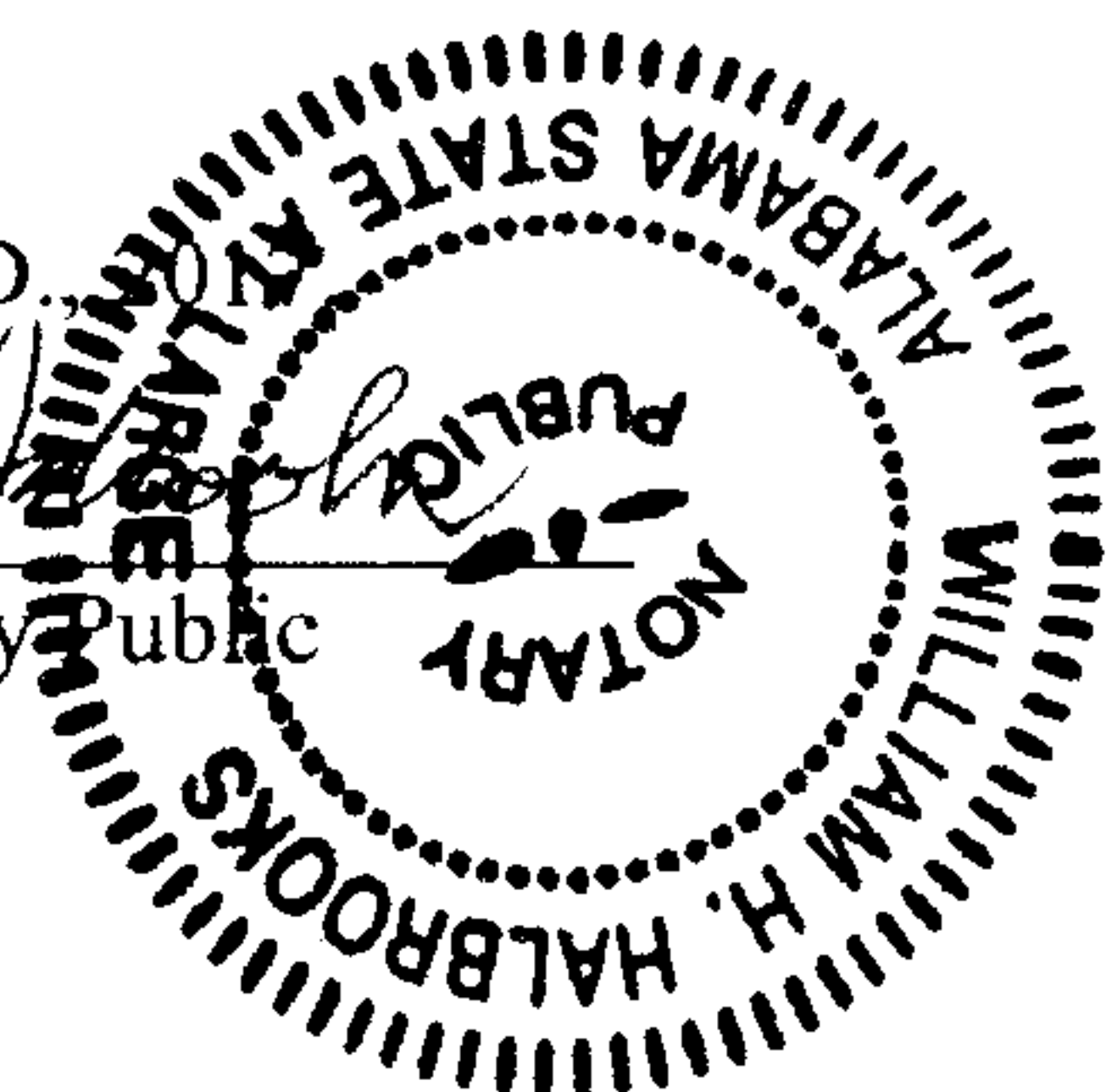


Exhibit "A"

Attached Legal Description

Lot 10, according to the Survey of Indian Valley Ranchettes, as recorded in Map Book 5, Page 77, in the Probate Office of Shelby County, Alabama.

Also,

A part of lot 11-A according to a Resurvey of Lot 11, Indian Valley Ranchettes as recorded in Map Book 6, Page 10, more particularly described as follows:

Begin at the most northwesterly comer of aforementioned Lot 1 O; thence run in a Southeasterly direction along the Southwest line of said Lot a distance of 223.30 feet; thence an angle right of 153 degrees 50 minutes 23 seconds and run in a Northwesterly direction along the Northeast line of aforementioned Lot 11-A a distance of 67.63 feet; thence an angle right of 11 degrees 26 minutes 00 seconds and run in a Northwesterly direction along said line a distance of 40.00 feet; thence an angle right of 21 degrees 00 minutes 00 seconds and run in a Northwesterly direction a distance of 77.00 feet; thence an angle of 27 degrees 30 minutes 00 seconds and run in a Northeasterly direction a distance of 57.00 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/05/2017 11:03:16 AM
\$19.00 CHERRY
20170605000196290

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