

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:
Coretta and Ed Cutts
6166 Rushing Parc Lane
Hoover AL 35244

WARRANTY DEED - Joint Tenants with Right of Survivorship

20170608000201900 06/08/2017 02:22:36 PM DEEDS 1/2

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

That in consideration of \$280,000.00, 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 Kim D. Earl and Narie D. Earl a married couple, whose mailing address is 5716 Park Side Rd, Hoover, AL 35244 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Coretta Cutts and Ed A. Cutts, whose mailing address is 6166 Rushing Parc Lane, Hoover, AL 35244 (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 6166 Rushing Parc Lane, Hoover, AL 35244; 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.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$336,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

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; \$274,928.00 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 5th day of June, 2017.

Kim D. Earl

Narie D. Earl

State of Alabama
~~Shelby County~~

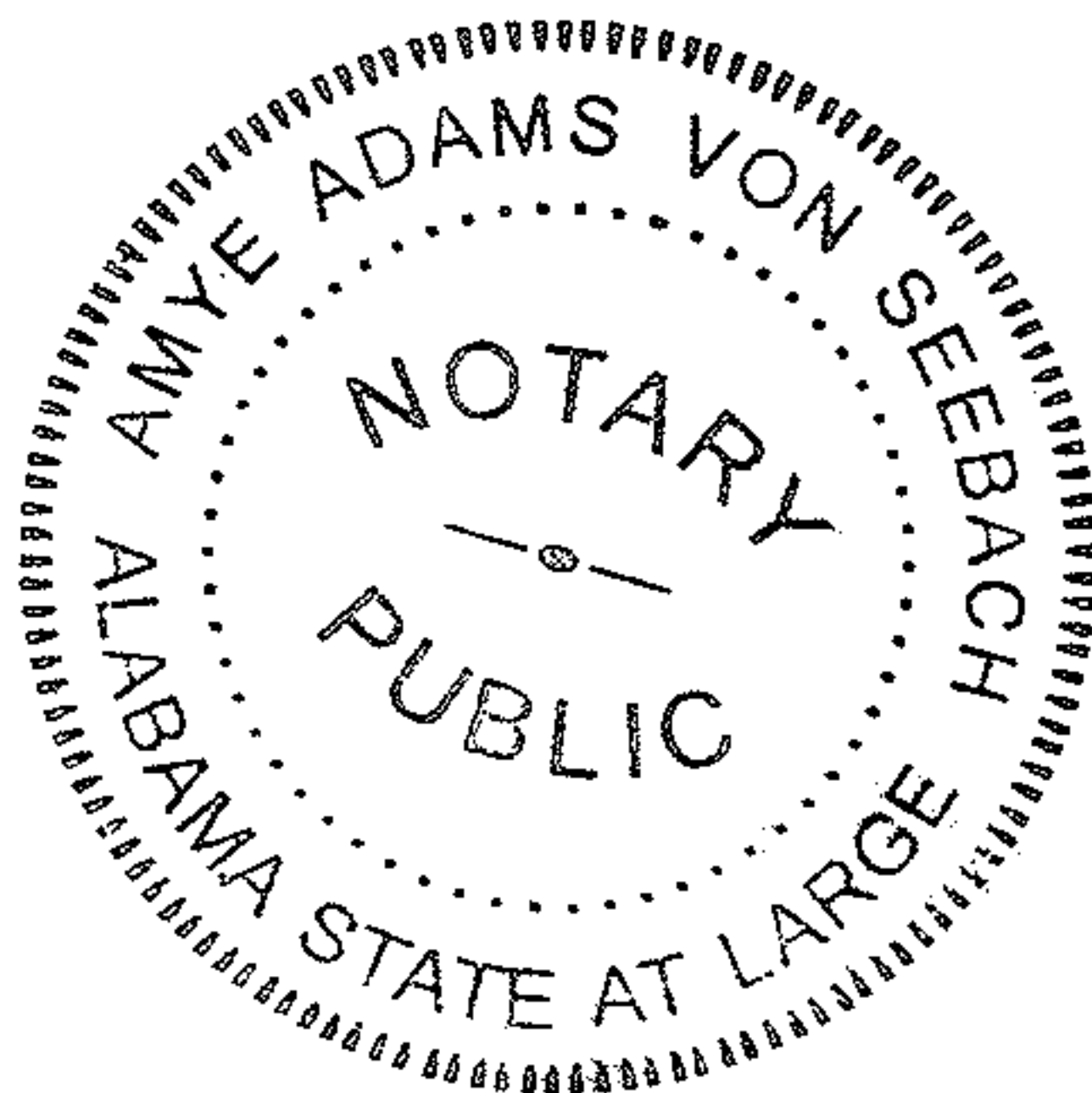
Jefferson
I, The Undersigned, a notary for said County and in said State, hereby certify that Kim D. Earl and Narie D. Earl, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 5th day of June, 2017.

Notary Public

Commission Expires:

MY COMMISSION EXPIRES
JUNE 17, 2017



S16-3395CDF

EXHIBIT "A"
Legal Description

Lot 14, according to the Survey of Rushing Parc, Sector One, as recorded in Map Book 19, Page 20, 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
06/08/2017 02:22:36 PM
\$23.50 CHERRY
20170608000201900

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