

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, Alabama 35243  
(205) 443-9027

Send Tax Notice To:  
Michael J. Brandt  
5444 Crossings Lake Cir.  
Birmingham, AL 35242

WARRANTY DEED

20170613000209090  
06/13/2017 03:14:44 PM  
DEEDS 1/2

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

That, in consideration of \$469,900.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Gayle B. Lawrence and Marcus Lawrence Husband and Wife (the "Grantor", whether one or more), whose mailing address is 105 Beaver Dam Road Fair Hope, AL 36532, do hereby grant, bargain, sell, and convey unto Michael J. Brandt (the "Grantee", whether one or more), whose mailing address is 5444 Crossings Lake Circle, Birmingham, AL 35242 the following-described real estate situated in Shelby County, Alabama, the address of which is 5444 Crossings Lake Circle, Birmingham, AL 35242; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$175,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Gayle B. Lawrence and Marcus Lawrence Husband and Wife has/have hereunto set his/her/their hand(s) and seal(s) this 7 day of June, 2017.

This Deed Effecitive 6-09-17

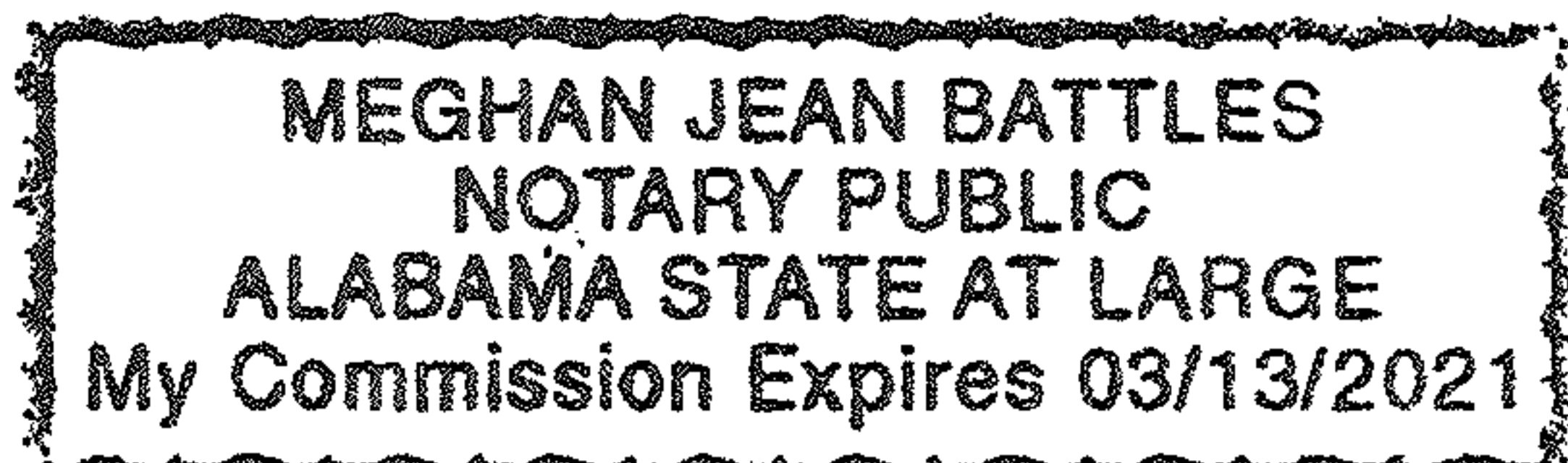
Gayle B. Lawrence  
Gayle B. Lawrence  
Marcus L. Lawrence  
Marcus Lawrence

State of Alabama  
Baldwin County

I, Meghan J Battles, a notary for said County and in said State, hereby certify that Gayle B. Lawrence and Marcus Lawrence, 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, tje executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 7 day of June, 2017.

Meghan J Battles  
Notary Public  
Commission Expires: 3/13/2021



S17-0964CDF

**EXHIBIT "A"**  
**Legal Description**

Lot 507, according to the Map and Survey of Caldwell Crossings Sector - The Sanctuary Phase I, as recorded in Map Book 36, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/13/2017 03:14:44 PM  
\$313.00 CHERRY  
20170613000209090

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