

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 Montgomery  
522 Waterford Lake Circle  
Calera, AL 35040

WARRANTY DEED

20170627000228800 06/27/2017 10:02:43 AM DEEDS 1/2

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

That, in consideration of \$110,000.00, 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, Dallas Turner a single woman and Dana Lynn Meeter a married woman (the "Grantor", whether one or more), whose mailing address is 200 Parma Drive, unit P-4, Daphne, AL 36525, do hereby grant, bargain, sell, and convey unto Michael A. Montgomery (the "Grantee", whether one or more), whose mailing address is 522 Waterford Lake Circle, Calera, AL 35040, the following-described real estate situated in Shelby County, Alabama, the address of which is 522 Waterford Lake Circle, Calera, AL 35040; 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: \$111,111.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Dallas Turner a single woman and Dana Lynn Meeter a married woman has/have hereunto set his/her/their hand(s) and seal(s) this 23rd day of June, 2017.

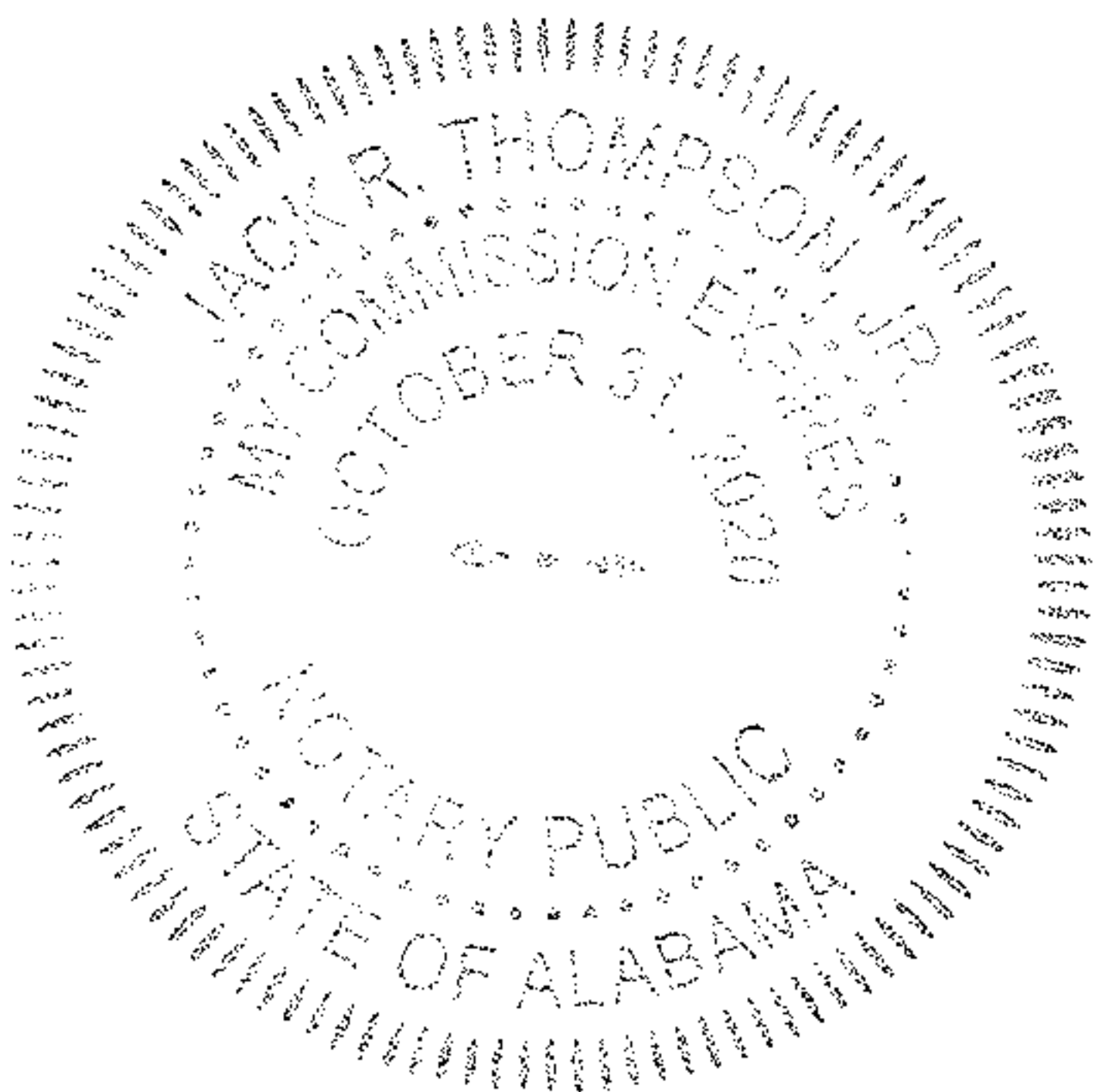
Dallas Turner  
Dallas Turner  
Dana Lynn Meeter  
Dana Lynn Meeter

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Dallas Turner and Dana Lynn Meeter, 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 23rd day of June, 2017.

[Signature]  
Notary Public  
Commission Expires: 10/31/2020



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

Lot 823 AA, according to the Resurvey of a Resurvey of Lots 819A thru 824A, Waterford Townhomes, Sector I, Phase I, as recorded in Map Book 362, Page 9, in the Probate Office of Shelby County, Alabama.

**20170627000228800 06/27/2017 10:02:43 AM DEEDS 2/2**



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/27/2017 10:02:43 AM  
\$19.00 CHERRY  
20170627000228800

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