

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:
Aaron & Paige Lindow
17255 Highway 61
Wilsonville, AL 35186

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Brendan Fuller a single person (the "Grantor", whether one or more), whose mailing address is 1756 AUTUMN STAR ST BIRMINGHAM AL 35223 do hereby grant, bargain, sell, and convey unto Aaron P. Lindow and Paige Lindow (the "Grantees"), whose mailing address is 17255 Highway 61, Wilsonville, AL 35186, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 17255 Highway 61, Wilsonville, AL 35186; 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 Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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: \$50,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

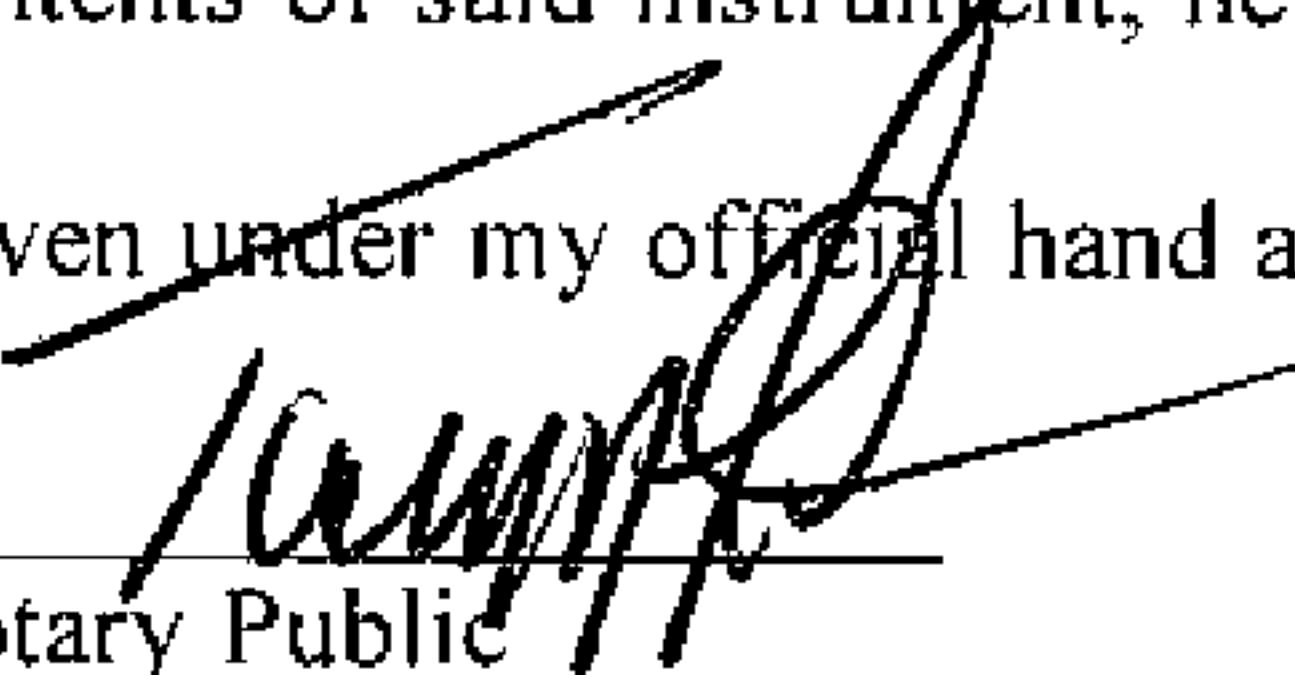
IN WITNESS WHEREOF, Brendan Fuller a single person has/have hereunto set his/her/their hand(s) and seal(s) this 29th day of June, 2017.


Brendan Fuller

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Brendan Fuller, 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, he executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 29th day of June, 2017.


Notary Public
Commission Expires: 10/31/2020

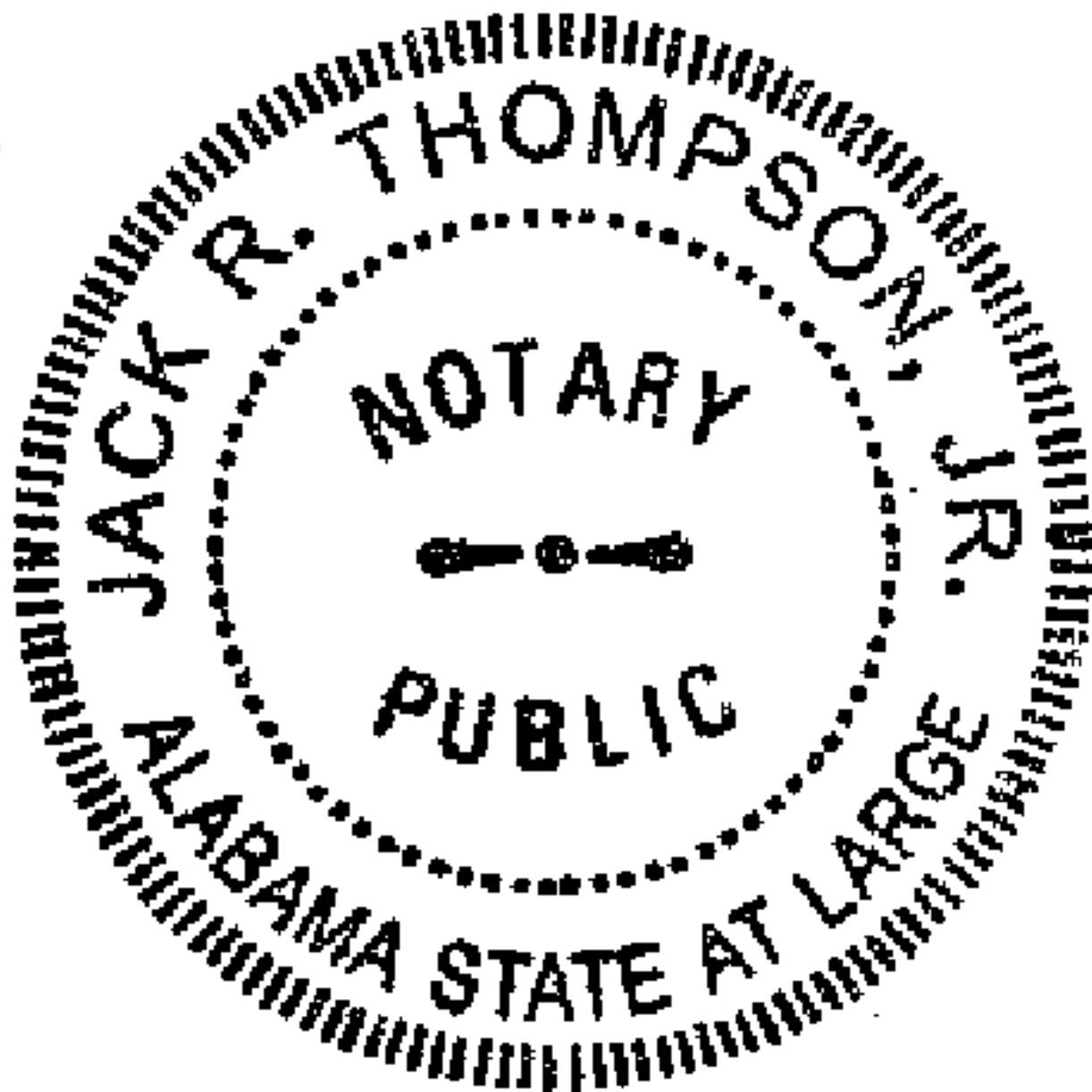


EXHIBIT "A"

Parcel 1:

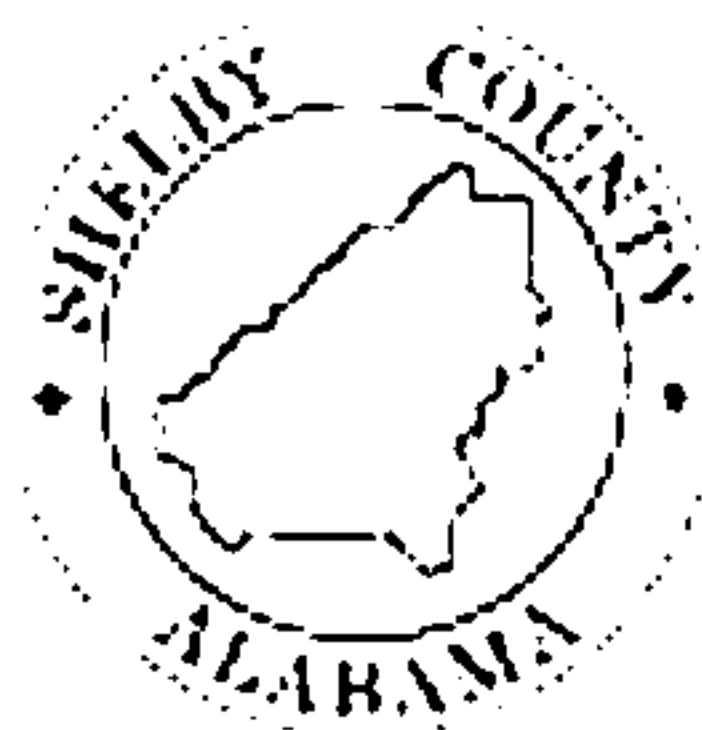
Lot 1, according to Survey of Mack's Place, as recorded in Map Book 45, Page 53, in the Probate Office of Shelby County, Alabama.

Parcel 2:

A parcel of land situated in the NW 1/4 of the SE 1/4 of Section 32, Township 20 South, Range 1 East described as follows:

Commence at the SW corner of the NW 1/4 of the SE 1/4, Section 32, Township 20 South, Range 1 East, and run North for 2518.30 feet; thence S87°59'05"E for 281.30 feet to the Point of Beginning; thence from said Point of Beginning S88°31'31"E, a distance of 99.99 feet; thence S00°28'53"E, a distance of 367.05 feet; thence N88°48'49"W, a distance of 12.00 feet; thence S00°28'47"E, a distance of 571.39 feet; thence N88°41'W, a distance of 88 feet; thence N00°28'46"W, a distance of 938.56 feet back to the Point of Beginning.

20170705000236310 07/05/2017 08:15:11 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/05/2017 08:15:11 AM
\$168.00 CHERRY
20170705000236310

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

