

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:

Curtis Josiah-Donald Thibodeau
111 Pamela Drive
Calera, AL 35040

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That, in consideration of \$141,000.00, 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, Gerald W. Gore and Jeanette Gore his wife (the "Grantor", whether one or more), whose mailing address is 1022 Pleasant St Paris, KY 40361, do hereby grant, bargain, sell, and convey unto Curtis Josiah-Donald Thibodeau (the "Grantees"), whose mailing address is 111 Pamela Drive, Calera, AL 35040, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 111 Pamela Drive, Calera, AL 35040; to-wit:

* and Leanne Dickey, husband & wife

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: \$143,093.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Gerald W. Gore and Jeanette Gore his wife has/have hereunto set his/her/their hand(s) and seal(s) this ~~30th~~ ^{29th} day of June, 2017.

29th
XGWG-X JD

Gerald W. Gore

Jeanette Gore

State of Alabama

Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Gerald W. Gore and Jeanette Gore, 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 ~~30th~~ ^{29th} day of June, 2017.

Notary Public

Commission Expires: 12-29-2019

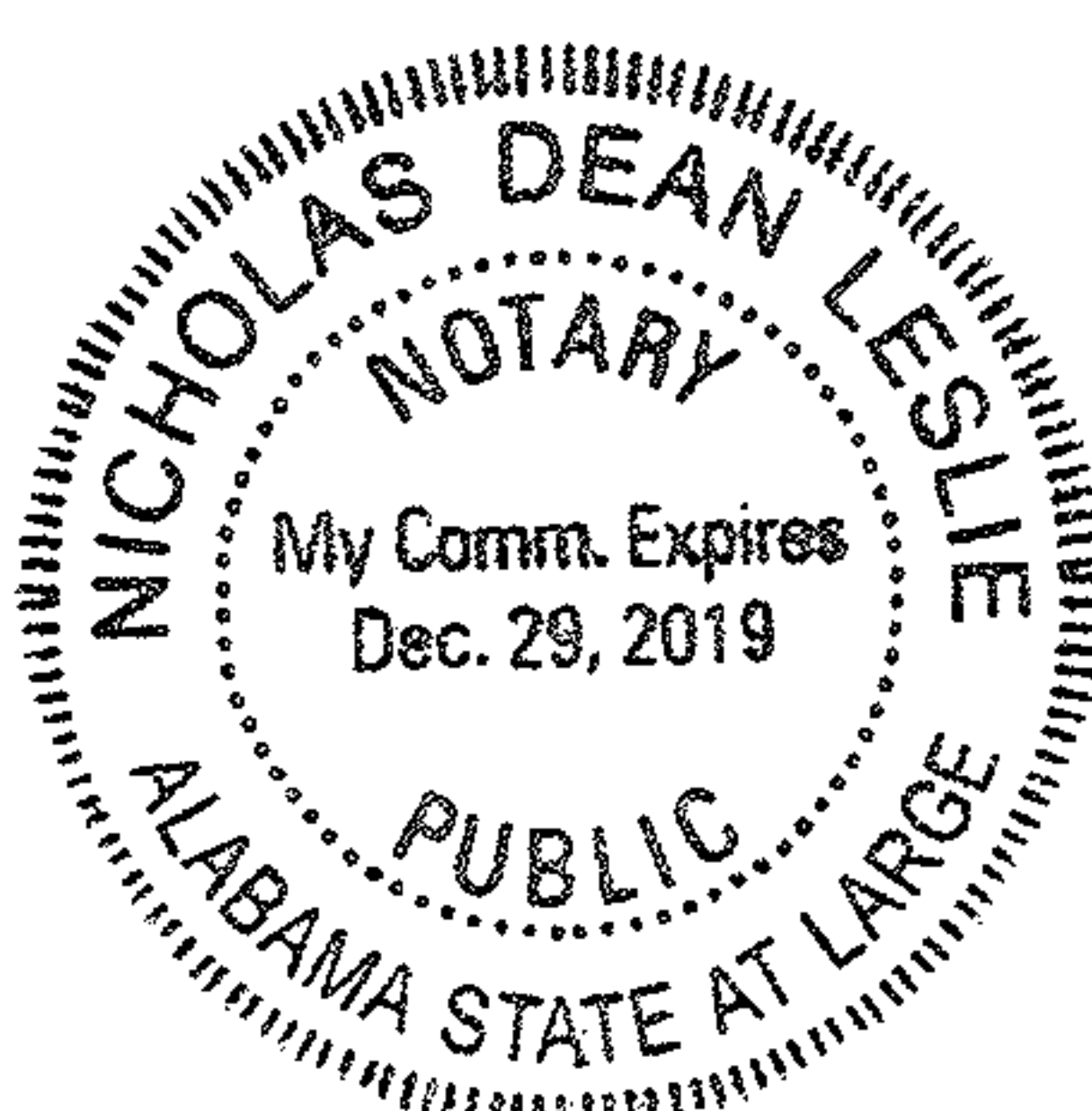


EXHIBIT "A"
Legal Description

Parcel I

Lot 8, of Allendale Subdivision as recorded in Map Book 4, Page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel II

Lot 9, of Allendale Subdivision as recorded in Map Book 4, Page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

Also:

Beginning at the Southwest corner of Lot 9, of Allendale Subdivision as recorded in Map Book 4, Page 78, in the Office of the Judge of Probate of Shelby County, Alabama, thence South 00 degrees 00 minutes 00 seconds West a distance of 78.18 feet; thence North 86 degrees 00 minutes 00 seconds West 210 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 210.00 feet (deed); thence South 86 degrees 00 minutes 00 seconds East a distance of 210.00 feet (deed); thence South 00 degrees 00 minutes 00 seconds West, a distance of 131.82 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/05/2017 01:47:55 PM
\$19.00 CHERRY
20170705000237720

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