

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:

Brennan, Anna Bell
1913 Caboba Crest Drive
Hoover, AL 35242

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20170711000246530 07/11/2017 08:32:43 AM DEEDS 1/2

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That, in consideration of \$339,000.00, 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, Charles R. Pierce and Mary L. Pierce a married couple (the "Grantor", whether one or more), whose mailing address is 217 Kirkman Drive, Birmingham, Alabama 35292, do hereby grant, bargain, sell, and convey unto Brennan T. Bell and Anna T. Bell (the "Grantees") whose mailing address is

and convey unto Brennan T. Bell and Anna T. Bell (the "Grantees"), whose mailing address is
1913 Cahaba Crest Dr. Hoover, AL 35242, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 1913 Cahaba Crest Drive, Hoover, 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 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: \$322,050.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Charles R. Pierce and Mary L. Pierce a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 7th day of July, 2017.

Alvin Klein

Charles R. Pierce

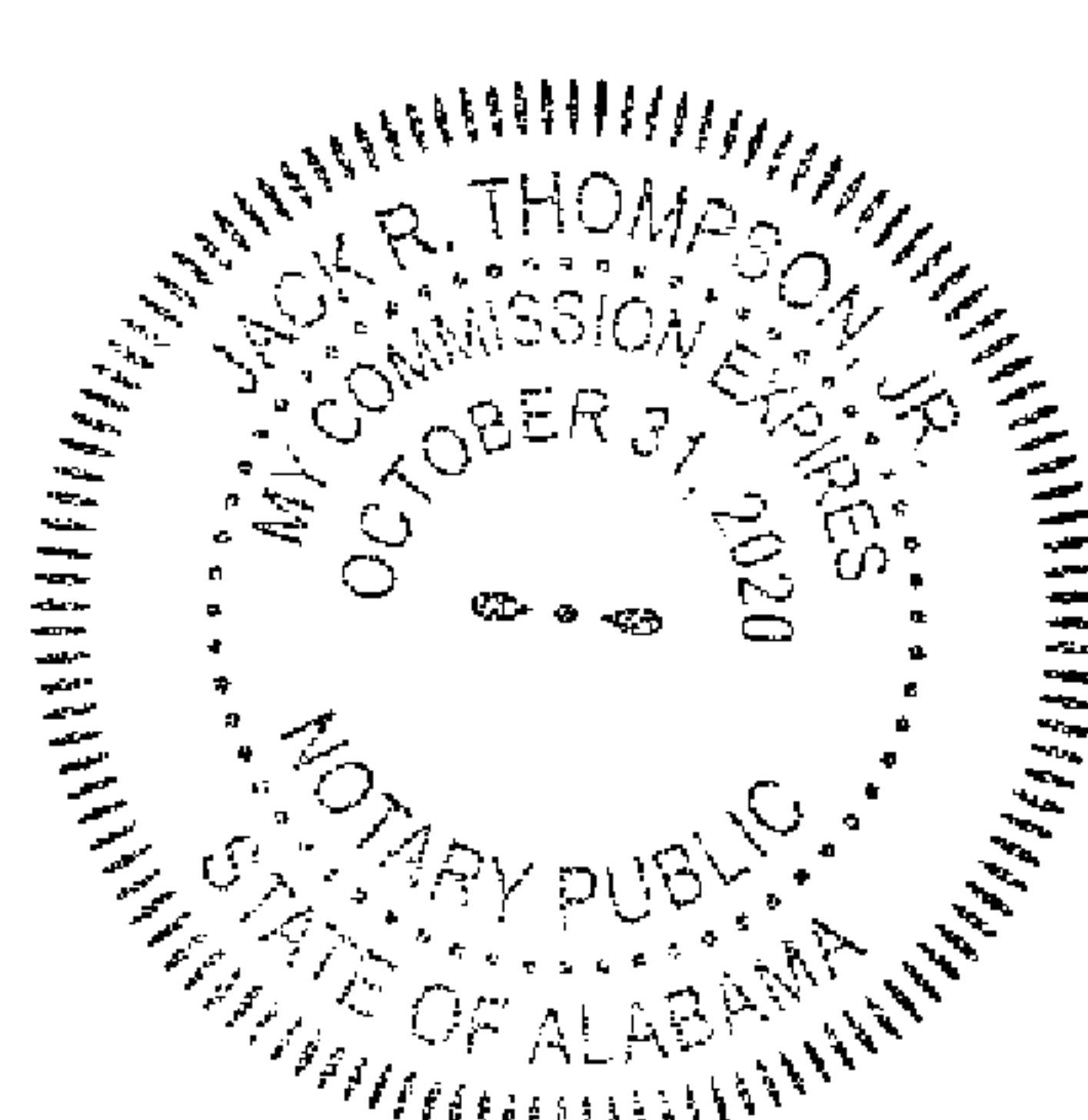
Charles R. Pierce
Mary L. Pierce
Mary L. Pierce

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Charles R. Pierce and Mary L. Pierce, 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 7th day of July, 2017.

Notary Public
Commission Expires: 10/31/2020

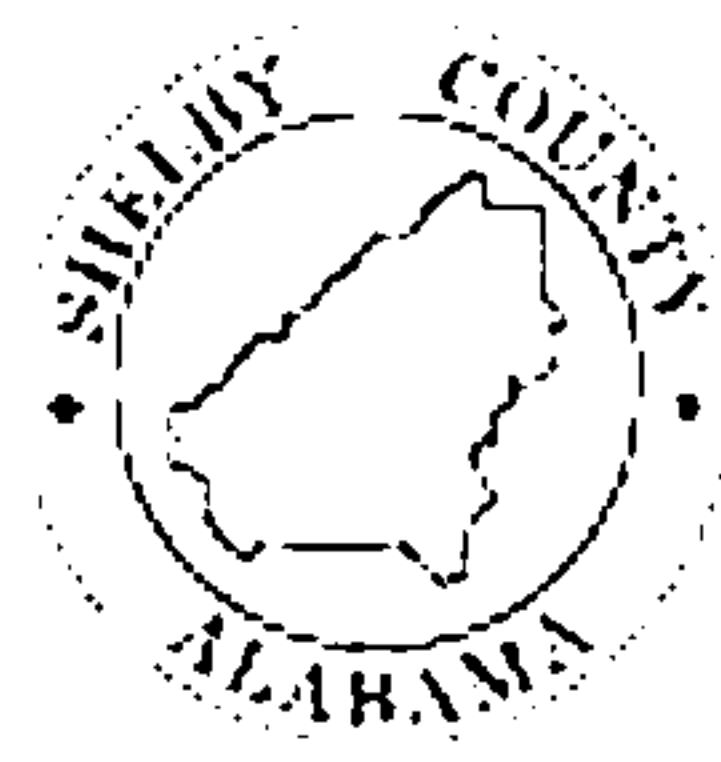


S17-1510CDE

EXHIBIT "A"
Legal Description

Lot 22, Block 1, according to the Survey of Altadena Woods, First Sector, as recorded in Map Book 10, Page 104 A & B, in the Probate Office of Shelby County, Alabama.

20170711000246530 07/11/2017 08:32:43 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/11/2017 08:32:43 AM
\$35.00 CHERRY
20170711000246530

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".

S17-1510CDF