

This Instrument was Prepared by:
Sandy Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To: James R. Speaks
Kaitlyn A. Speaks
421 Tocoa Road
Helena, AL 35080

20170718000256550
07/18/2017 11:41:45 AM
DEEDS 1/1

File No.: 44444-17-0013

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Newin Properties, LLC, an Alabama Limited Liability Company, whose mailing address is 301 Beacon Pkwy W, Suite 140, Birmingham, AL 35209** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **James R. Speaks and Kaitlyn A. Speaks, whose mailing address is 916 Falling Star Ln, Alabaster, AL 35007** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 421 Tocoa Road, Helena, AL 35080**; to wit;

Lot 28, according to the Survey of Tocoa Parc Subdivision, Phase 2, as recorded in Map Book 25, Page 79, in the Probate Office of Shelby County Alabama.


\$118,750.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by Harry W. Gamble, III, its Manager, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of July, 2017.

NEWIN PROPERTIES, LLC



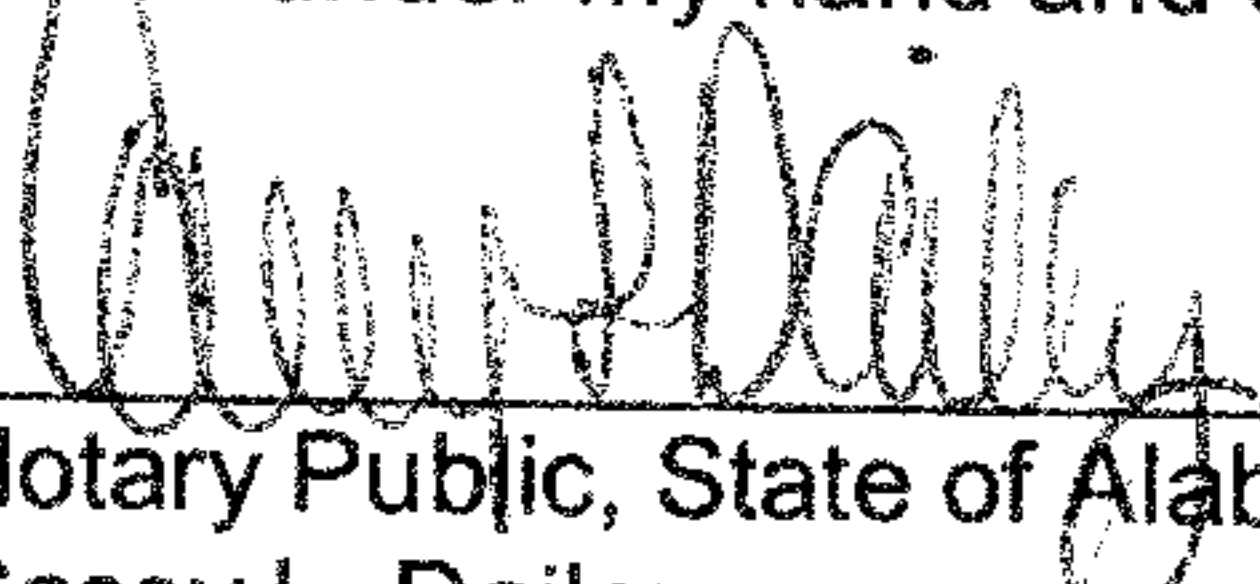
Harry W. Gamble III
Manager

State of Alabama

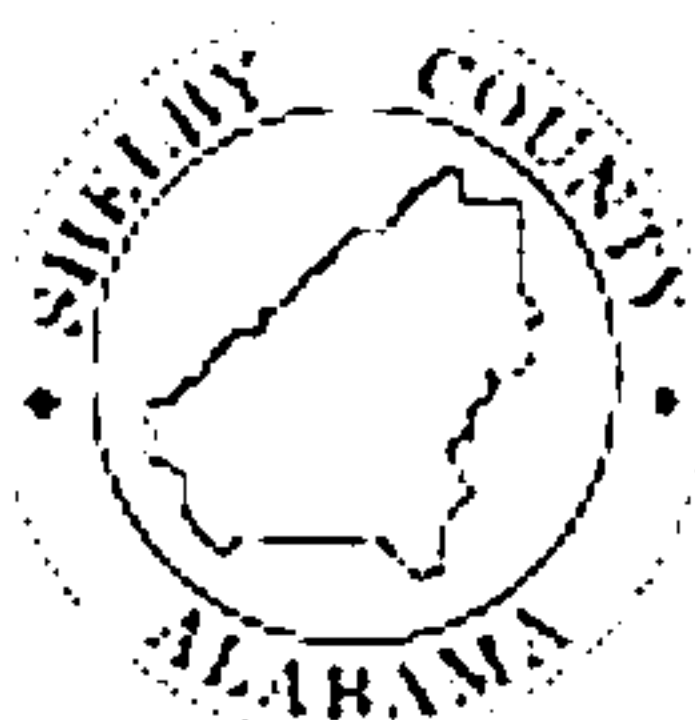
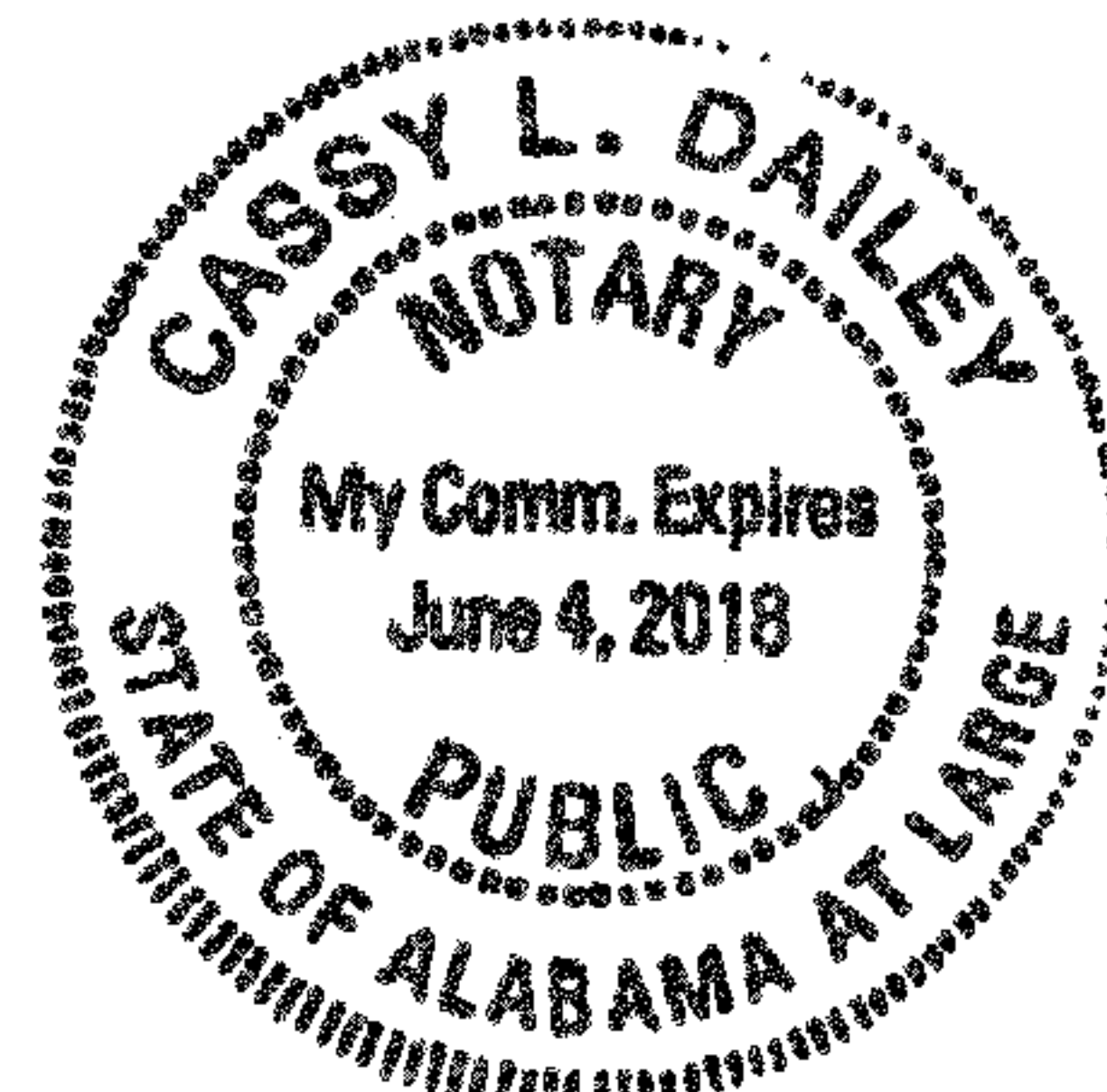
County of Shelby

I, Cassy L. Dailey, a Notary Public in and for said County in said State, hereby certify that Harry W. Gamble, III, of Newin Properties, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 14th day of July, 2017.



Notary Public, State of Alabama
Cassy L. Dailey
My Commission Expires: June 04, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/18/2017 11:41:45 AM
\$21.50 CHERRY
20170718000256550

