

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:  
Robert, III & Metta Hardy  
2412 Titonka Road  
Birmingham, AL 35244

**WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS:  
SHELBY COUNTY )  
**20170801000275320**  
**08/01/2017 08:50:22 AM**  
**DEEDS 1/2**

That, in consideration of \$190,000.00, 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, Christopher A. Still, individually, and as Personal Representative of the Estate of Roberta Geren Still, deceased, Probate Case No. PR-2017-000170, Shelby County, Alabama an unmarried man (the "Grantor", whether one or more), whose mailing address is 4448 BUCKLEBERRY DR, NASHVILLE, TN 37216, do hereby grant, bargain, sell, and convey unto Robert F. Hardy, III and Metta M. Hardy (the "Grantees"), whose mailing address is 2412 Titonka Rd. Bham, AL 35244, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 2412 Titonka Road, Birmingham, AL 35244; 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: \$ 0 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Christopher A. Still, individually, and as Personal Representative of the Estate of Roberta Geren Still, deceased, Probate Case No. PR-2017-000170, Shelby County, Alabama an unmarried man has/have hereunto set his/her/their hand(s) and seal(s) this 28th day of July, 2017.

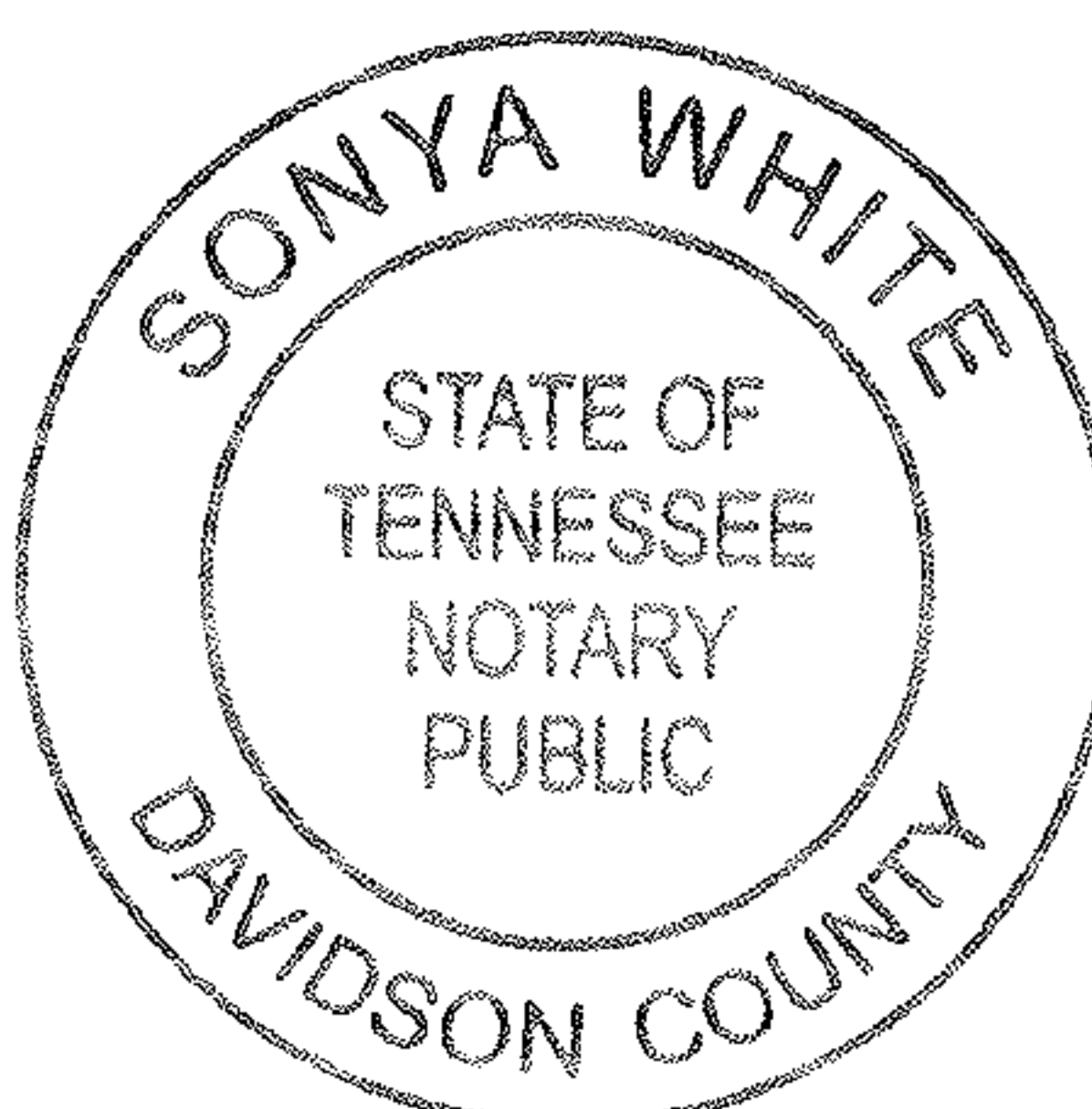
State of TN  
Davidson County

Christopher A. Still  
Christopher A. Still, individually  
Christopher A. Still as personal representative of the Estate of Roberta Geren Still, deceased  
Christopher A. Still as Personal Representative of the Estate of Roberta Geren Still, deceased, Probate Case No. PR-2017-000170, Shelby County, Alabama

I, The Undersigned, a notary for said County and in said State, hereby certify that Christopher A. Still, individually and whose named as Personal Representative of the Estate of Roberta Geren Still is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such Personal Representative of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 26 day of July, 2017.

Smute  
Notary Public  
Commission Expires: 8/4/20

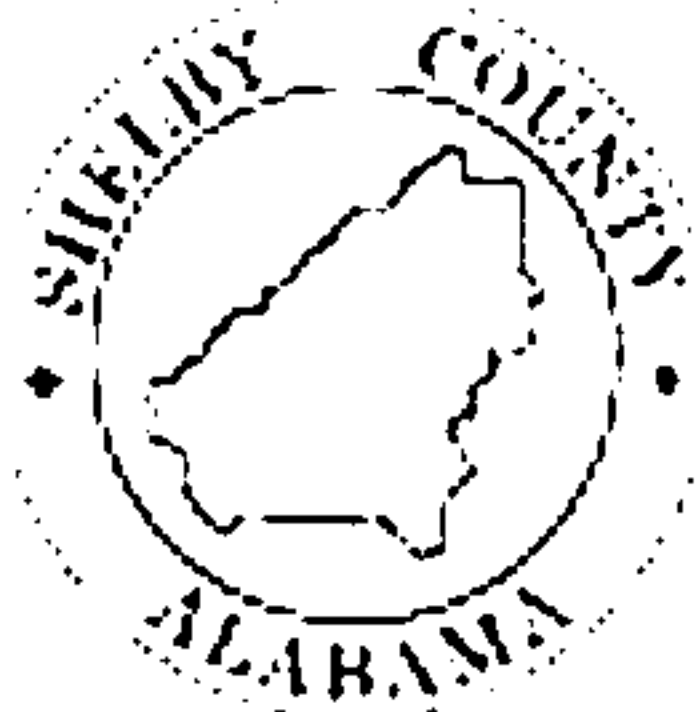


S17-1746CDF

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

Lot 5, according to the Survey of Indian Valley, 5th Sector, as recorded in Map book 5, Page 100, in the Office of the Judge of Probate of Shelby County, Alabama.

**20170801000275320 08/01/2017 08:50:22 AM DEEDS 2/2**



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/01/2017 08:50:22 AM  
\$208.00 CHERRY  
20170801000275320

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