

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

20170801000275440

08/01/2017 09:17:15 AM

DEEDS 1/2

Send Tax Notice To:

Derek & Christie Hines
289 Stoney Trail
Maylene, AL 35114

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

)

That, in consideration of \$185,000.00, 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, Jamie Lee Bonnet McDuffie f/k/a Jaimie Lee Bonnet and John G. McDuffie Husband and Wife (Jamie Lee Bonnet McDuffie is one and the same person as Grantee in that certain Deed recorded in Instrument 20130917000375900, Jaimie Lee Bonnet) (the "Grantor", whether one or more), whose mailing address is

7029 FOWNDEKS DRIVE BHAM, AL 35242, do hereby grant, bargain, sell, and convey unto Derek W. Hines and Christie Hines

(the "Grantees"), whose mailing address is 289 Stoney Trail, Maylene, AL 35114, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 289 Stoney Trail, Maylene, AL 35114; 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: \$155,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Jamie Lee Bonnet McDuffie f/k/a Jaimie Lee Bonnet and John G. McDuffie Husband and Wife (Jamie Lee Bonnet McDuffie is one and the same person as Grantee in that certain Deed recorded in Instrument 20130917000375900, Jaimie Lee Bonnet) has/have hereunto set his/her/their hand(s) and seal(s) this 27th day of July, 2017.

Deed Effective 07/31/2017

Jamie Lee Bonnet McDuffie
Jamie Lee Bonnet McDuffie f/k/a Jaimie Lee Bonnet

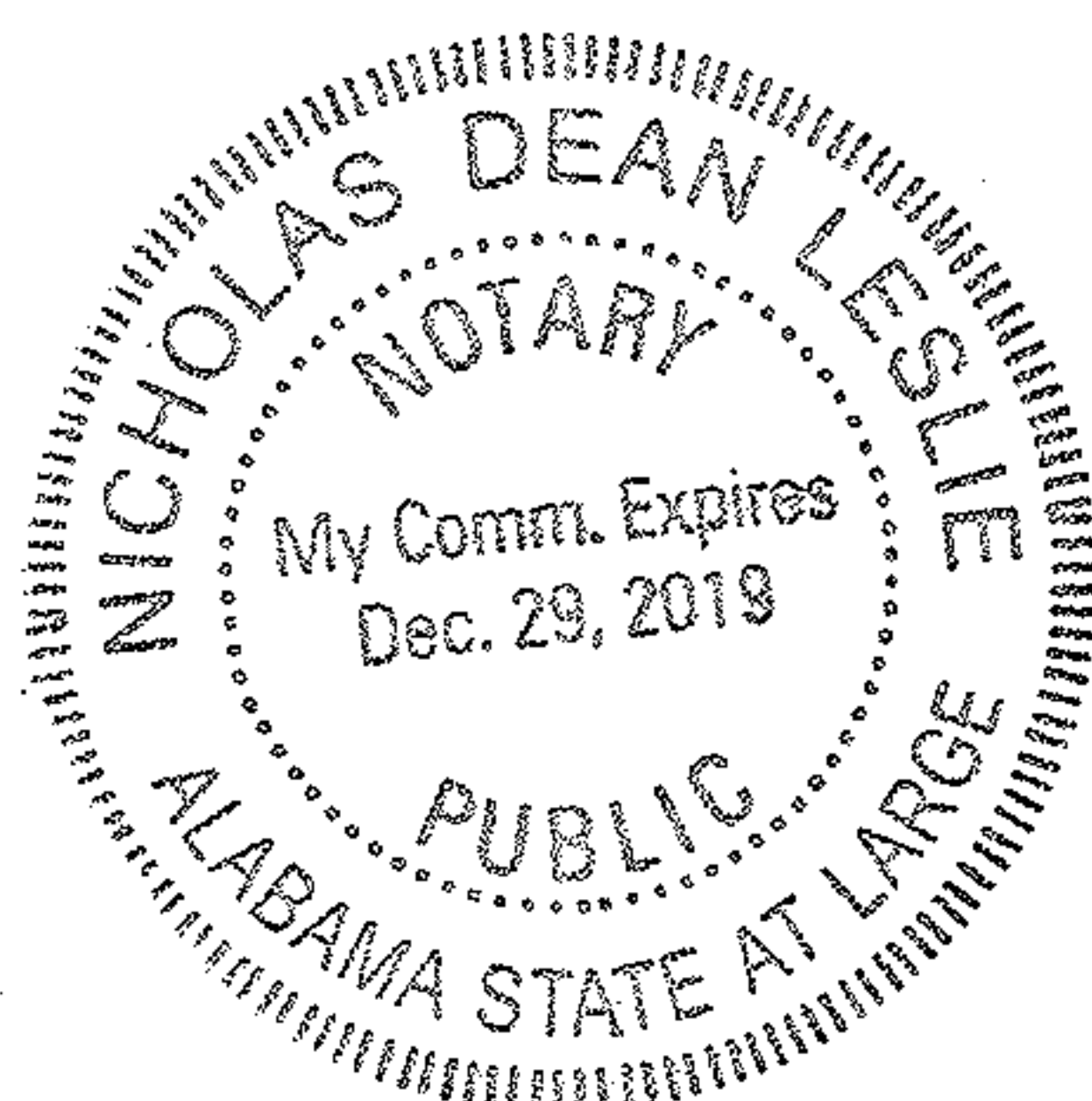
John G. McDuffie
John G. McDuffie

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jamie Lee Bonnet McDuffie f/k/a Jaimie Lee Bonnet and John G. McDuffie, 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 27th day of July, 2017.

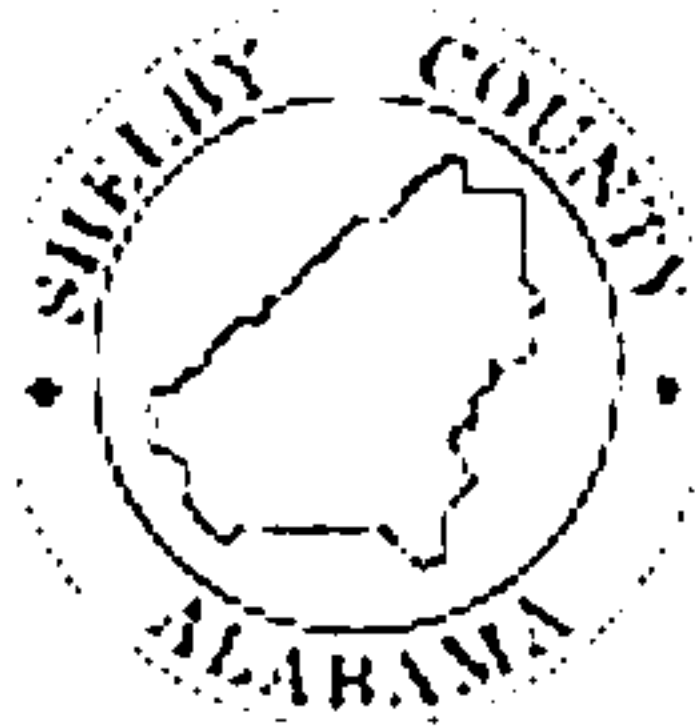
Notary Public



S17-1760CDF

EXHIBIT "A"
Legal Description

Lot 66, according to the Map of Plat of Stoney Meadows Subdivision, Phase I, as recorded in Map Book 36, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/01/2017 09:17:15 AM
\$48.00 CHERRY
20170801000275440

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