

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:
Chelsea + Evan Zinnel
173 Flagstone Lane
Calera, AL 35040

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20170801000275470 08/01/2017 09:27:18 AM DEEDS 1/2

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That, in consideration of \$120,000.00, 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, Suanne C. Ferguson a single person (the "Grantor", whether one or more), whose mailing address is 6004 TREE CROSSINGS PKWY, BIRMINGHAM AL 35244, do hereby grant, bargain, sell, and convey unto Chelsea Leigh Zinnel and Evan Dean Zinnel (the "Grantees"), whose mailing address is 173 Flagstone Lane, 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 173 Flagstone Lane, Calera, AL 35040; 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: \$120,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Suanne C. Ferguson a single person has/have hereunto set his/her/their hand(s) and seal(s) this 28th day of July, 2017.

Suanne C. Ferguson
Suanne C. Ferguson

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Suanne C. Ferguson, 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, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 28th day of July, 2017.

[Signature]
Notary Public
Commission Expires: 12-29-2019



EXHIBIT "A"
Legal Description

Lot 157, according to the Survey of Camden Cove, Sector 3, as recorded in Map Book 28, page 3, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/01/2017 09:27:18 AM
\$19.00 CHERRY
20170801000275470

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the typed name of the County Clerk.