

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:
Audrey McClinton Fortier
1910 Forest Creek Drive
Hoover, Alabama 35244

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20170801000275520

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS:

08/01/2017 09:33:10 AM

SHELBY COUNTY)

DEEDS 1/2

That, in consideration of \$384,500.00, 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, Gregory Judson Englett by Tiffany Maire Englett as Attorney-in-Fact and Tiffany Marie Englett Husband and Wife (the "Grantor", whether one or more), whose mailing address is

501 Samana Way, Niceville, FL 32578, do hereby grant, bargain, sell, and convey unto Audrey McClinton Fortier ~~XXXXXXXXXXXXXXXXXXXX~~ AMF (the "Grantees"), whose mailing address is

1910 Forest Creek Dr. Hoover AL 35244 as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 1910 Forest Creek Drive, Hoover, 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: \$352,313.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Gregory Judson Englett by Tiffany Maire Englett as Attorney-in-Fact and Tiffany Marie Englett Husband and Wife has/have hereunto set his/her/their hand(s) and seal(s) this 26 day of July, 2017.

Deed Effective 7/28/2017

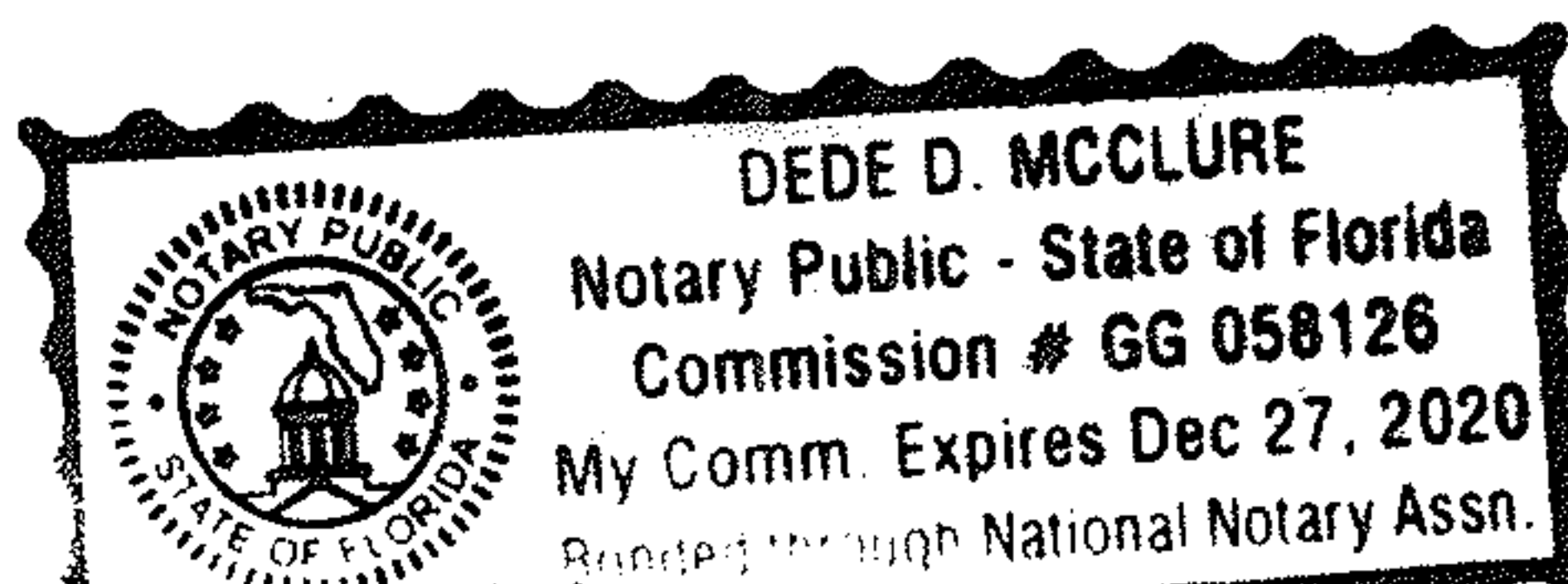
Gregory Judson Englett by Tiffany Marie Englett
Gregory Judson Englett by Tiffany Marie Englett
as Attorney-in-Fact
Tiffany Marie Englett
Tiffany Marie Englett

State of ~~Alabama~~ FLORIDA
~~Jefferson~~ County WALTON COUNTY

I, The Undersigned, a notary for said County and in said State, hereby certify that Tiffany Marie Englett whose name Individually and as Attorney in Fact for Gregory Judson Englett 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, she, individually and in her capacity as such Attorney in Fact, 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.

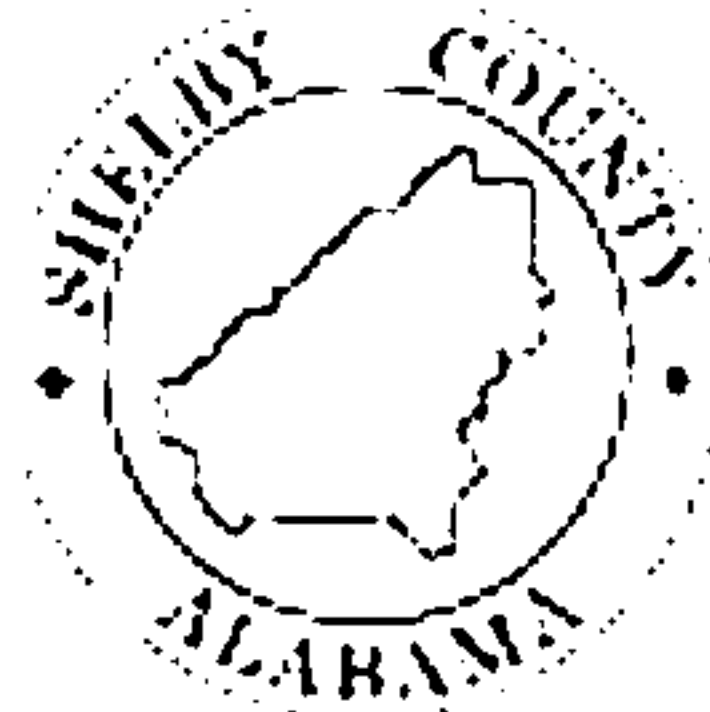
Deed & Seal
Notary Public
Commission Expires:



S17-1811CDF

EXHIBIT "A"
Legal Description

Lot 232, According to the Survey of Ninth Addition, Riverchase Country Club, as recorded in Map Book 8, Page 46, 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 09:33:10 AM
\$50.50 CHERRY
20170801000275520

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