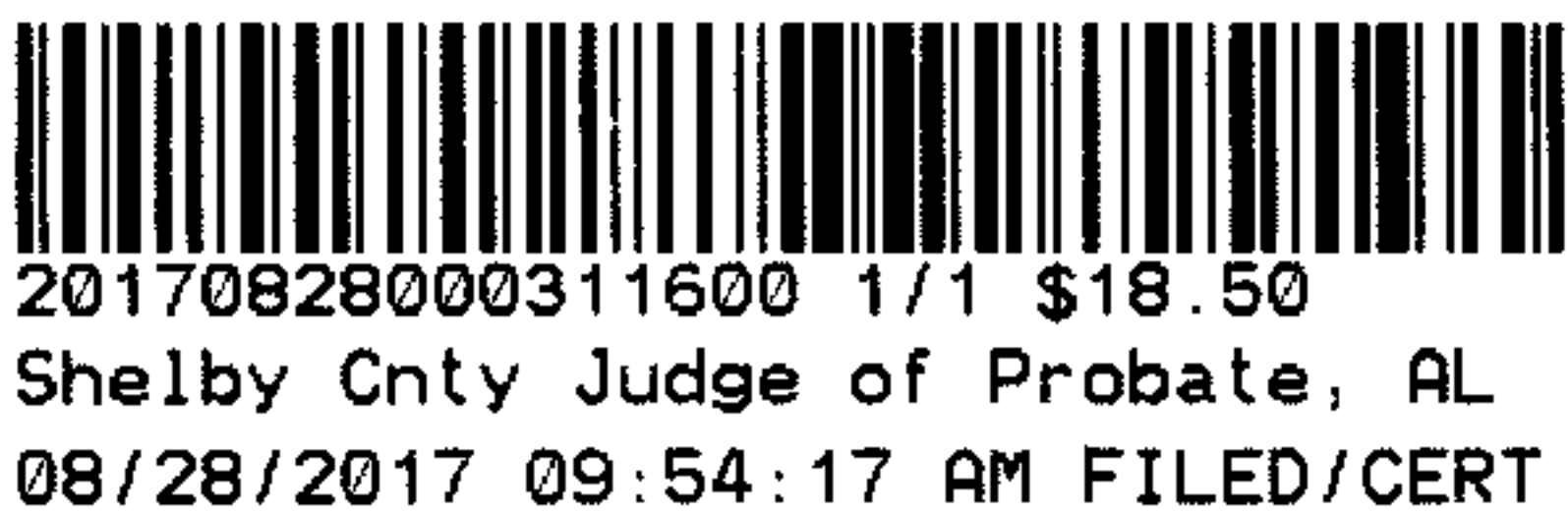


**This Instrument Was Prepared By:**  
Rodney S. Parker, Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File No. 2017-07-5379  
Documentary Evidence: Sales Contract



**Send Tax Notice To:**  
Christopher S. Craft and  
Joni W. Craft  
550 Season Road  
Sterrett, AL 35147  
(Grantees' Mailing Address)

**WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **One Hundred Eighty-Seven Thousand and 00/100 Dollars (\$187,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Julianne N. Hobson**, a single individual, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Christopher S. Craft and Joni W. Craft**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

That part of the South half of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter (S ½ of NW ¼ of NW ¼ of SW ¼) of Section 6, Township 19 South, Range 1 East, Shelby County, Alabama, lying West of the road described more particularly described as follows: Begin at the Southwest corner of the South half of said ¼- ¼ - ¼ Section, thence run North along the West line of said South half 330.78 feet; thence turn right 89 degrees 23 minutes 00 seconds and run East along the North line of said South half 427.67 feet to the center of a tar and gravel road; thence run southerly along the center of said road the following bearings and distances: thence turn right 127 degrees 18 minutes 21 seconds a distance of 55.54 feet; thence turn left 13 degrees 16 minutes 32 seconds a distance of 43.07 feet; thence turn left 37 degrees 52 minutes 30 seconds a distance of 37.44 feet; thence turn left 18 degrees 45 minutes 41 seconds a distance of 68.71 feet; thence turn right 13 degrees 45 minutes 31 seconds a distance of 52.01 feet; thence turn right 19 degrees 21 minutes 15 seconds a distance of 50.17 feet; thence turn right 11 degrees 05 minutes 12 seconds a distance of 54.73 feet to a point on the South line of the South half of said ¼- ¼ section; thence turn right 78 degrees 24 minutes 24 seconds and run West 428.38 feet to the point of beginning.

LESS AND EXCEPT: the East 15 feet of said parcel which is reserved as half of a non-exclusive right of way for ingress, egress and utilities, Situated in Shelby County, Alabama.

\$183,612.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantor does, for herself, her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set her hand and seal, this 17 day of August, 2017.

Shelby County, AL 08/28/2017  
State of Alabama  
Deed Tax: \$3.50

Julianne N. Hobson (Seal)  
Julianne N. Hobson

STATE OF ILLINOIS  
COUNTY OF Peoria

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Julianne N. Hobson**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 17 day of August, 2017.

Grantor's Mailing Address:  
7714 Thornridge Dr.  
Madison IL 61547

Darcie Jo Schultz  
Notary Public  
My Commission Expires: 11/04/2017

