

This instrument was prepared by:

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3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

Send Tax Notice To:

George & Penny Lloyd
234 High Ridge Dr.
Pelham, AL 35124

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20170908000327010 09/08/2017 08:05:46 AM DEEDS 1/2

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That, in consideration of \$163,500.00, 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, Stephen Rhodes Hand and Kelly Hand a married couple (the "Grantor", whether one or more), whose mailing address is 60 Country Club Rd Mtn Brook AL 35213, do hereby grant, bargain, sell, and convey unto George Lloyd and Penny Lloyd (the "Grantees"), whose mailing address is 234 High Ridge Dr. Pelham, AL 35124, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 234 High Ridge Drive, Pelham, AL 35124; 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: \$129,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Stephen Rhodes Hand and Kelly Hand a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 5th day of September, 2017.

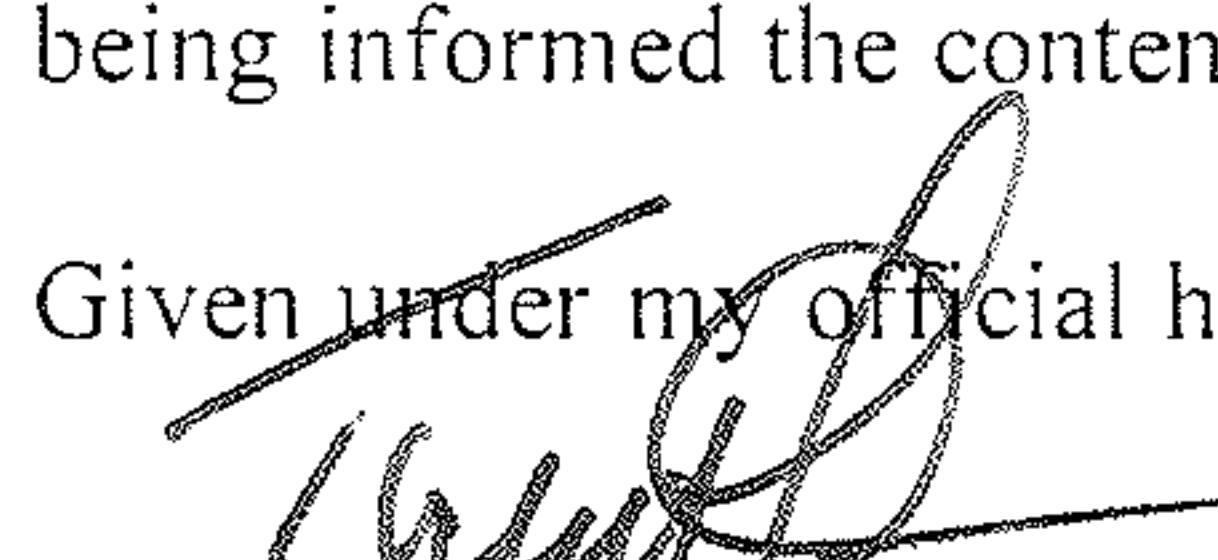

Stephen Rhodes Hand

Kelly Hand

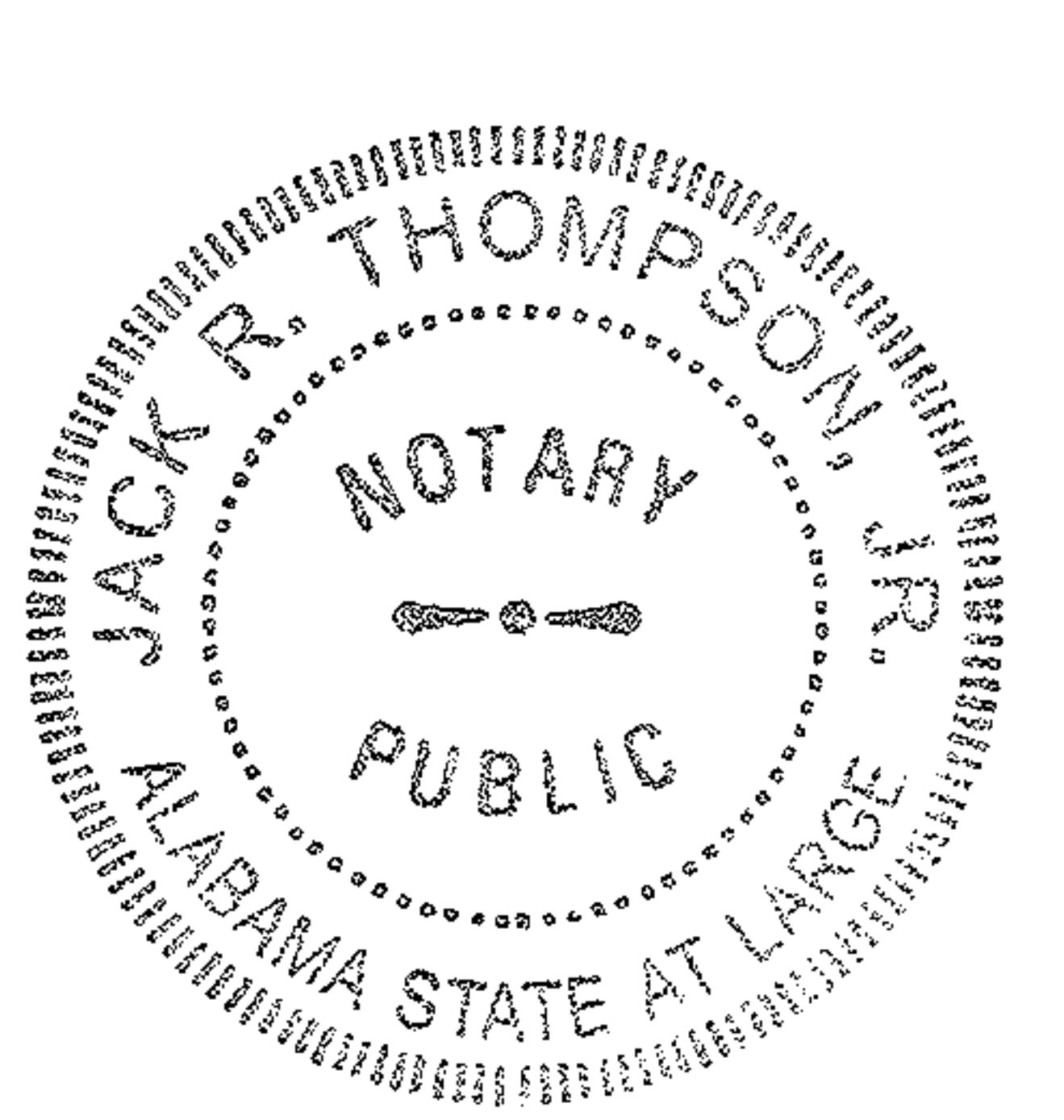
State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Stephen Rhodes Hand and Kelly Hand, 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 5th day of September, 2017.


Notary Public

Commission Expires: 10/31/2020

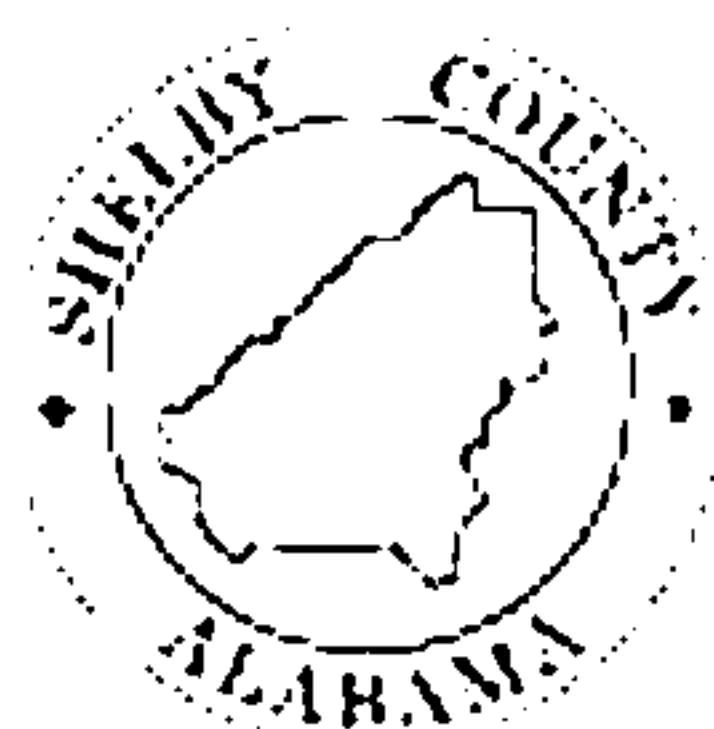


S17-2165CDF

EXHIBIT "A"
Legal Description

Lot 213, according to the Survey of Final Plat of High Ridge Village, Phase 5, as recorded in Map Book 29, Page 132, in the Probate Office of Shelby County, Alabama.

20170908000327010 09/08/2017 08:05:46 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/08/2017 08:05:46 AM
\$52.00 CHERRY
20170908000327010

A handwritten signature in black ink, appearing to read "Fuhrmeister".