

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:

Garate
1081 Kingston Rd
Chelsea, AL 35043

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

20170914000334660

09/14/2017 10:46:51 AM

DEEDS 1/5

That, in consideration of \$422,000.00, 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, Wayne Paul Netherland and Tammy Netherland a married couple and Billy Wayne Netherland and Barbara B. Netherland a/k/a Barbara Netherland by her attorney-in-fact Billy Wayne Netherland a married couple (the "Grantor", whether one or more), whose mailing address is

1116 Barkly Court, Pearland, TX 77581, do hereby grant, bargain, sell, and convey unto Roger C. Garate and Lee Angela Garate (the "Grantees"), whose mailing address is 1081 Kingston Rd, Chelsea, AL 35043, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 1081 Kingston Road, Chelsea, AL 35043; 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: \$422,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

6 IN WITNESS WHEREOF, Wayne Paul Netherland has/have hereunto set his/her/their hand(s) and seal(s) this day of September, 2017.

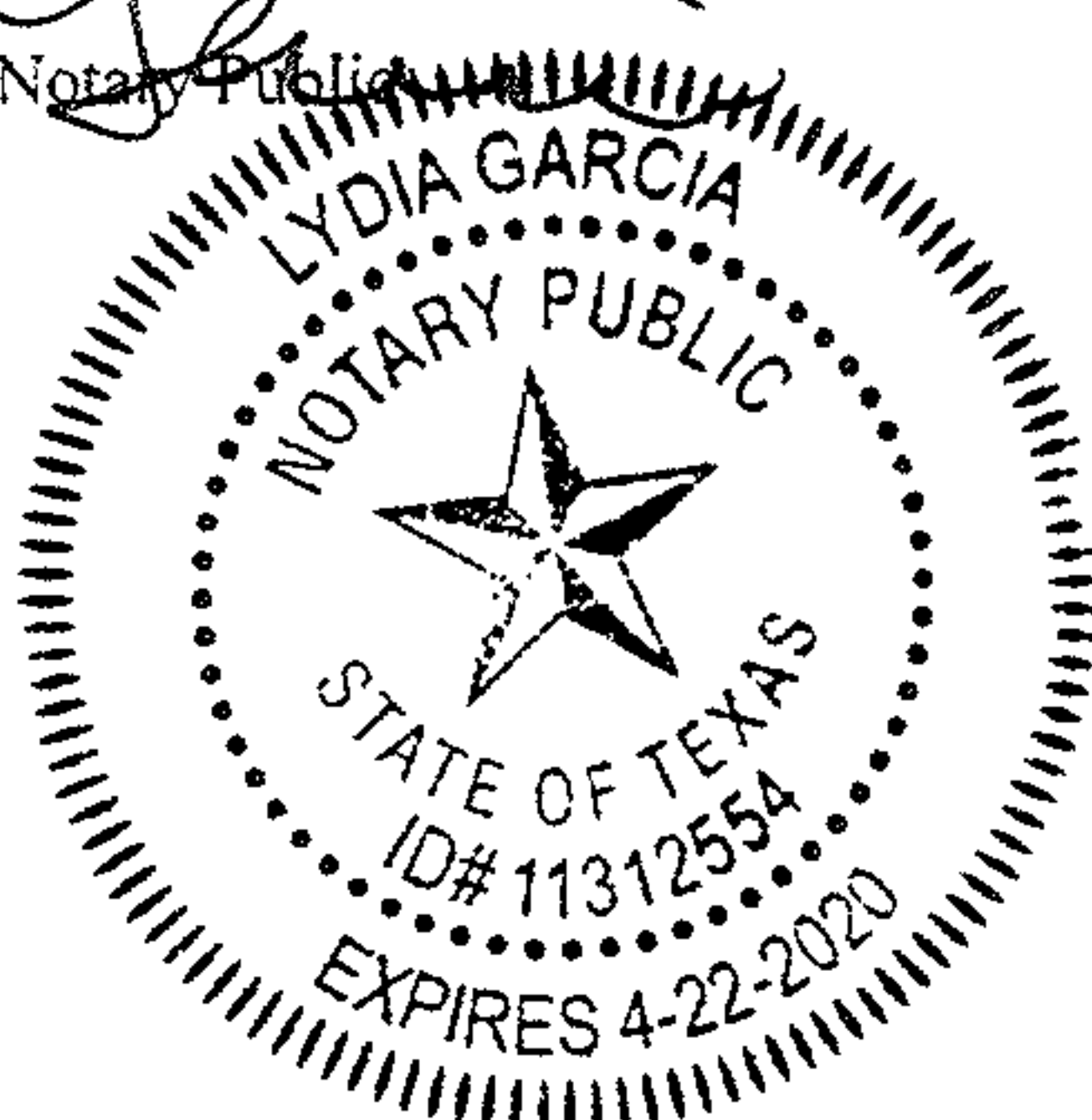
Wayne Paul Netherland
Wayne Paul Netherland

State of Texas
Harris County

I, The Undersigned, a notary for said County and in said State, hereby certify that Wayne Paul Netherland 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 6 day of September, 2017.

Lydia Garcia
Notary Public
Commission Expires:



IN WITNESS WHEREOF, Tammy Netherland has/have hereunto set his/her/their hand(s) and seal(s) this 6 day of September, 2017.

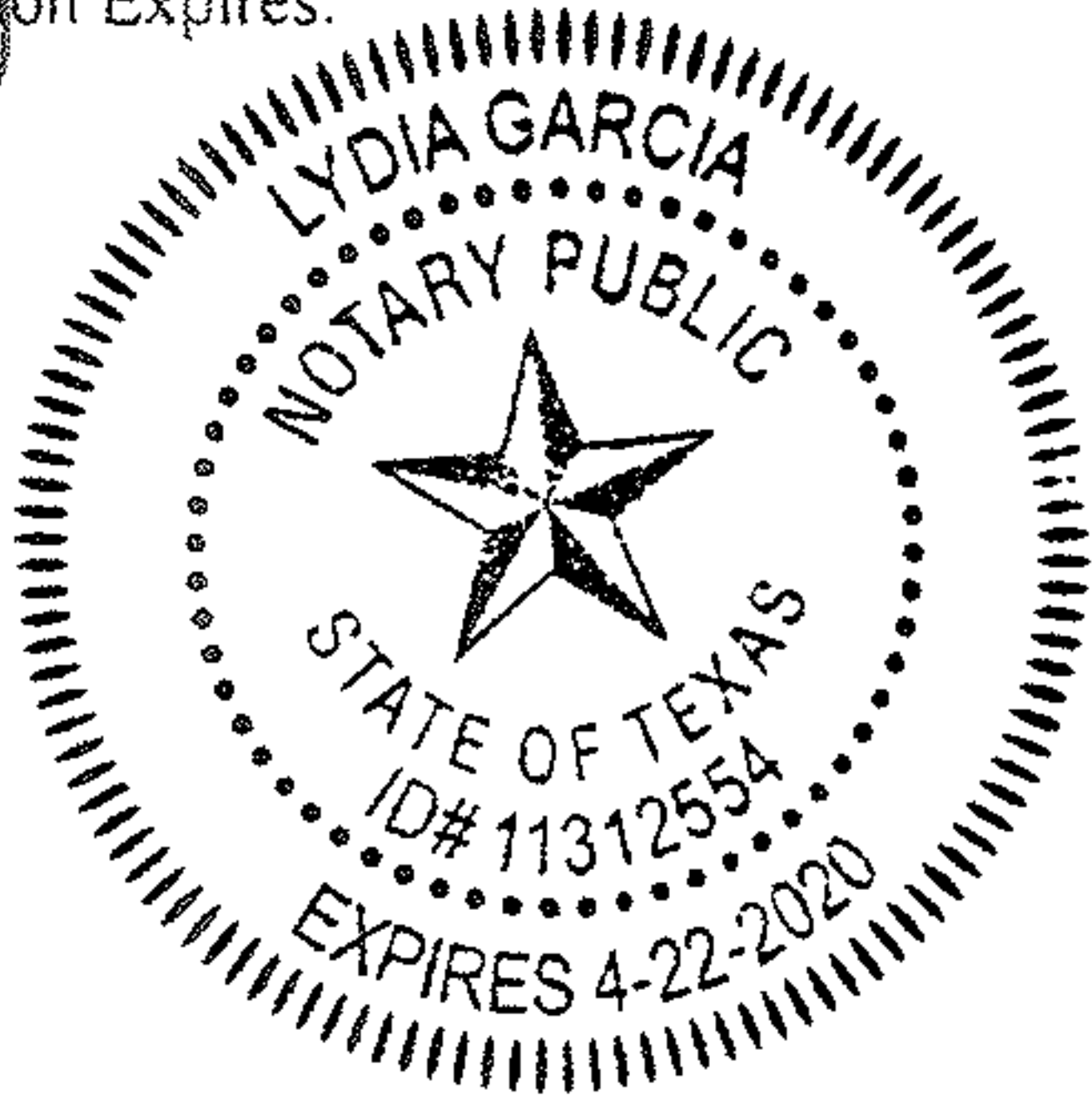
Tammy Netherland
Tammy Netherland

State of Texas
Harris County

I, The Undersigned, a notary for said County and in said State, hereby certify that Tammy Netherland 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 6 day of September, 2017.

Lydia Garcia
Notary Public
Commission Expires:



20170914000334660 09/14/2017 10:46:51 AM DEEDS 2/5

IN WITNESS WHEREOF, Billy Wayne Netherland has/have hereunto set his/her/their hand(s) and seal(s) this 6 day of September, 2017.

Billy Wayne Netherland
Billy Wayne Netherland

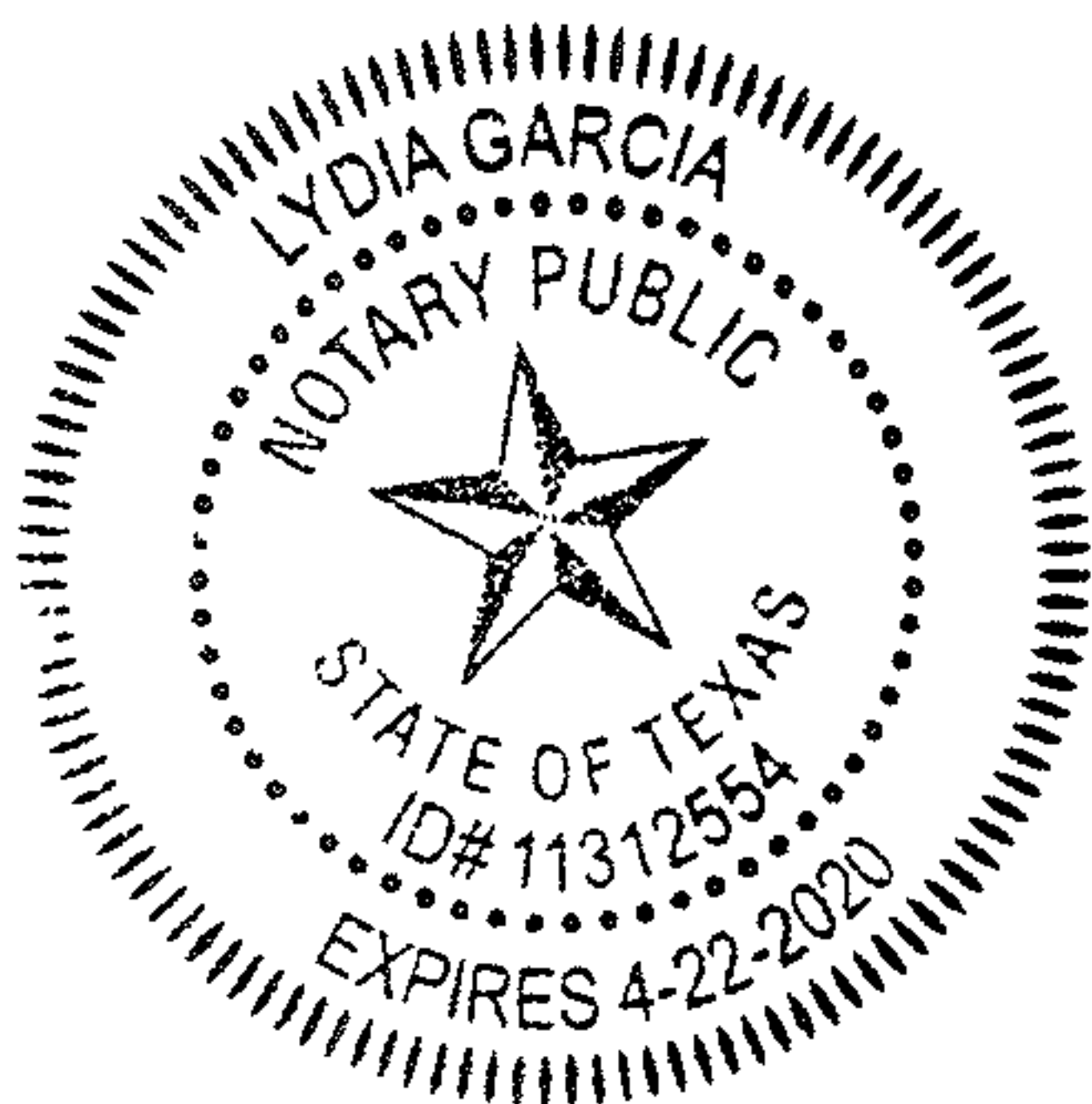
State of Texas
Harris County

20170914000334660 09/14/2017 10:46:51 AM DEEDS 3/5

I, The Undersigned, a notary for said County and in said State, hereby certify that Billy Wayne Netherland 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 6 day of September, 2017.

Lydia Garcia
Notary Public
Commission Expires:



IN WITNESS WHEREOF, Barbara B. Netherland a/k/a Barbara Netherland by her attorney-in-fact Billy Wayne Netherland has/have hereunto set his/her/their hand(s) and seal(s) this 6 day of September, 2017.

Barbara B. Netherland a/k/a Barbara Netherland by her attorney-in-fact Billy Wayne Netherland
Barbara B. Netherland a/k/a Barbara Netherland by her attorney-in-fact Billy Wayne Netherland

State of Texas
Harris County

20170914000334660 09/14/2017 10:46:51 AM DEEDS 4/5

I, The Undersigned, a notary for said County and in said State, hereby certify that Barbara B. Netherland a/k/a Barbara Netherland by her attorney-in-fact Billy Wayne Netherland 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 6 day of September, 2017.

Lydia Garcia
Notary Public
Commission Expires

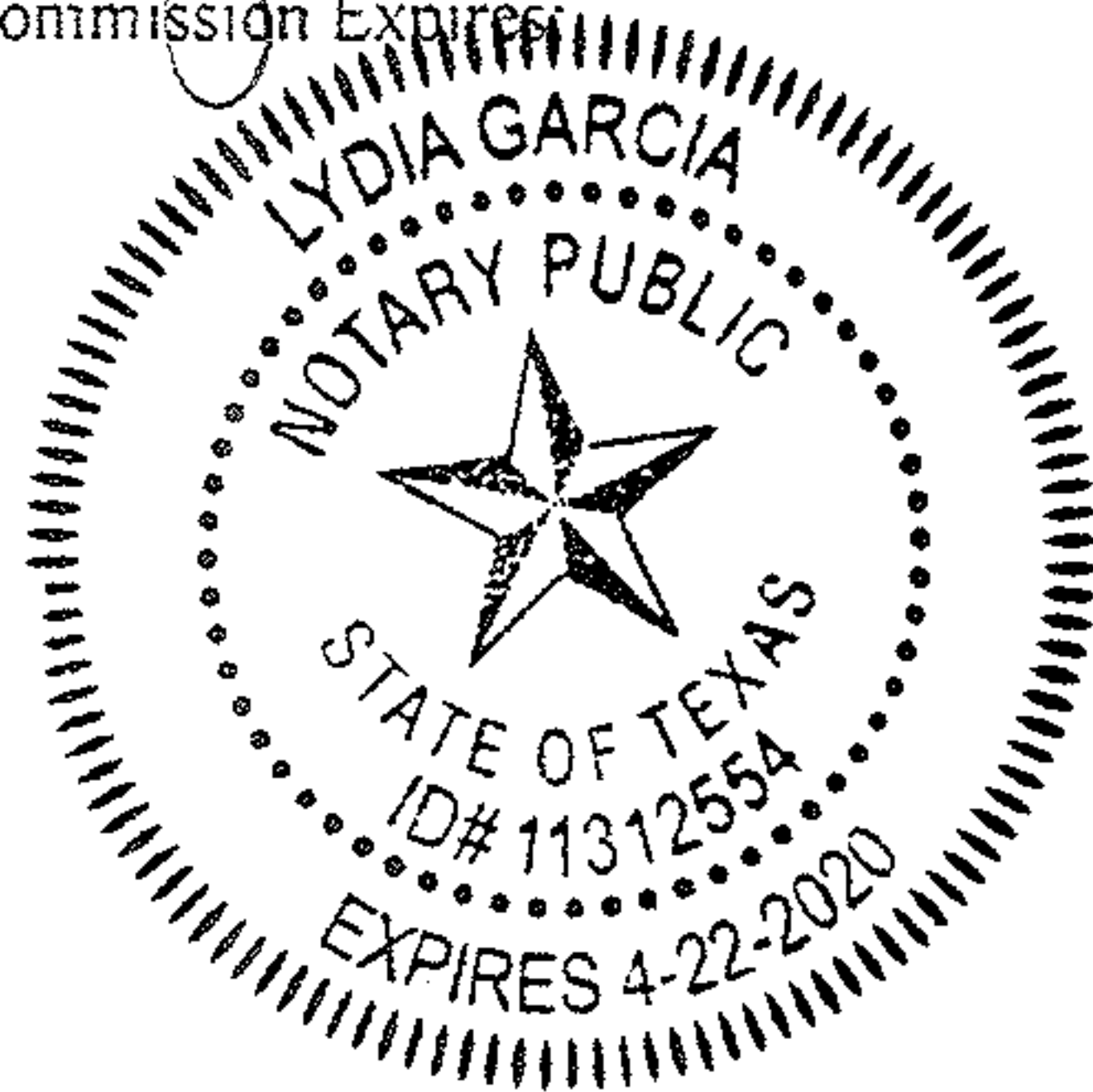
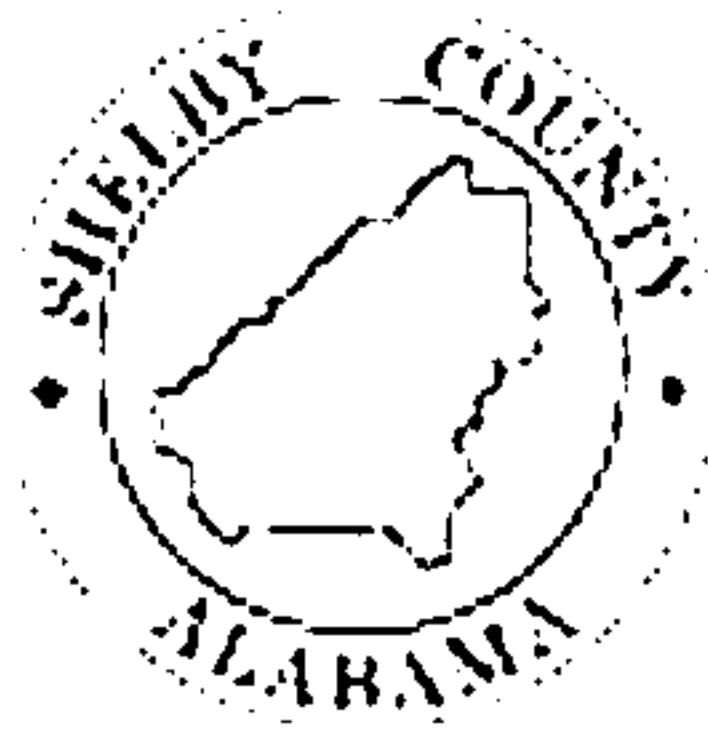


EXHIBIT "A"
Legal Description

Lot 1-54, according to the Map and Survey of Chelsea Park, 1st Sector, Phase I and II, recorded in Map Book 34, Page 21 A & B, 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
09/14/2017 10:46:51 AM
\$449.00 CHERRY
20170914000334660

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