

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:

Kyle and Kayla Clark
5164 Weatherford Dr.
Birmingham, AL 35242

20170919000340760 09/19/2017 11:08:49 AM DEEDS 1/2

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That, in consideration of \$268,000.00, 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, Billy Wade Pierce and Virginia Y. Pierce a married couple (the "Grantor", whether one or more), whose mailing address is 3837 Kincross Dr. Birmingham, AL 35242 do hereby grant, bargain, sell, and convey unto Kyle Clark and Kayla Clark (the "Grantees") whose mailing address is 5164 Weatherford Dr. Birmingham, AL 35242 joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 5164 Weatherford Drive, Birmingham, AL 35242; 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: \$ 0 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Billy Wade Pierce and Virginia Y. Pierce a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 15th day of September, 2017.

Billy Wade Pierce
Billy Wade Pierce

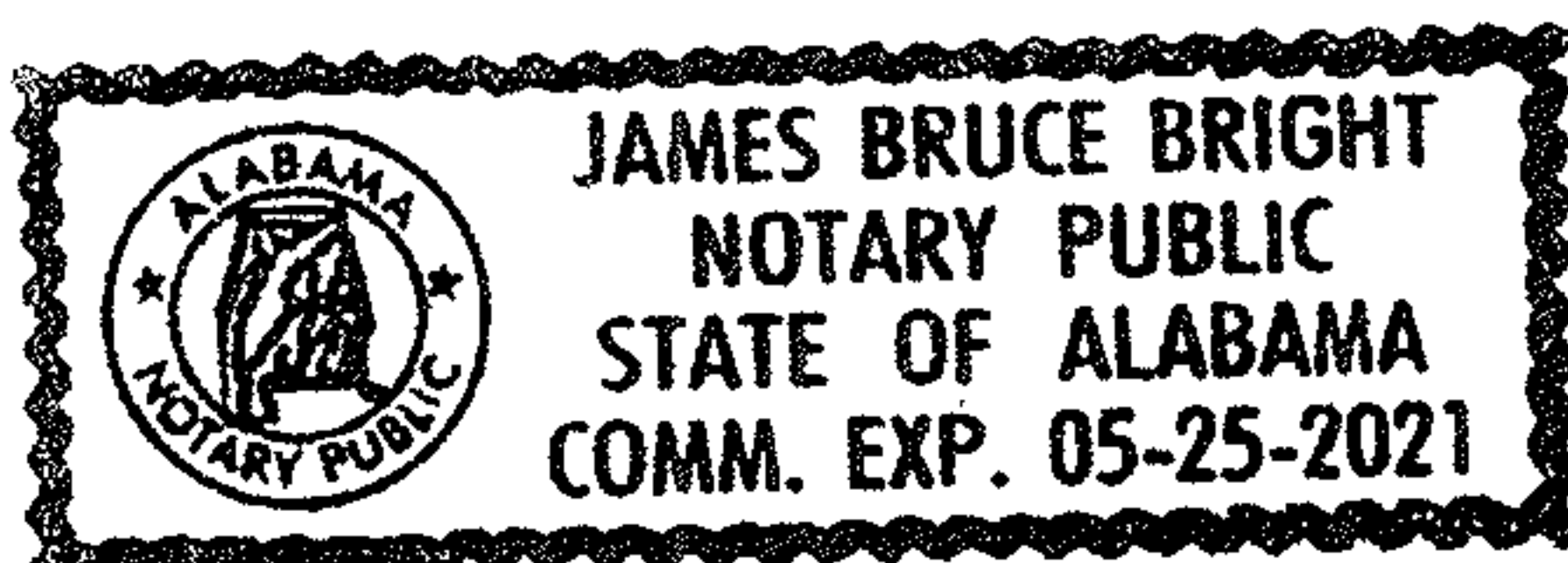
Virginia Y. Pierce
Virginia Y. Pierce

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Billy Wade Pierce and Virginia Y. Pierce, 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 15th day of September, 2017.

James B. Bright
Notary Public
Commission Expires:

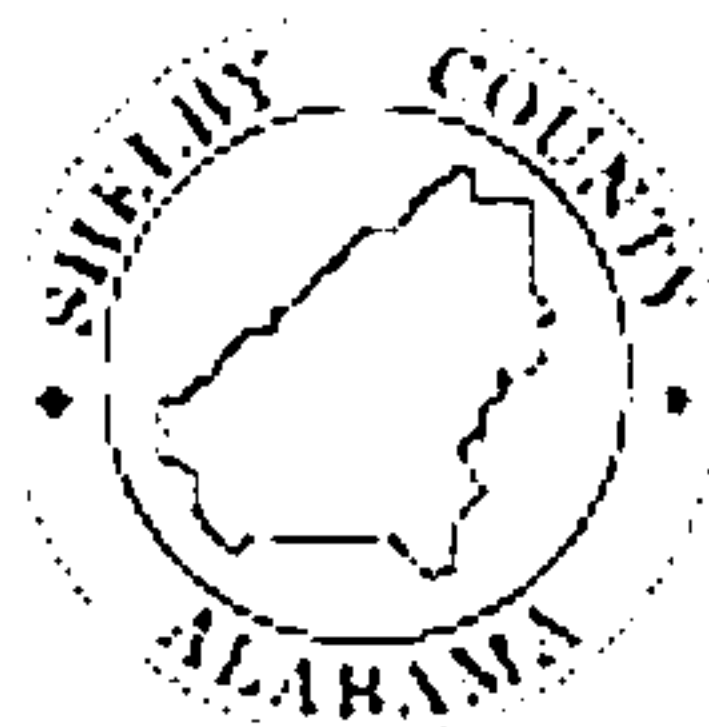


S17-2300CDF

EXHIBIT "A"
Legal Description

Lot 5, Block 7, according to the Survey of Lincoln Park Subdivision, a Plat of which is recorded in Map Book 3, Page 145, in the Probate Office of Shelby County, Alabama.

20170919000340760 09/19/2017 11:08:49 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/19/2017 11:08:49 AM
\$286.00 CHERRY
20170919000340760

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