

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:

Wayne & Marietta Best
5360 El Arbol Dr.
Carlsbad, CA 92008

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That, in consideration of \$142,000.00, 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, Theodora Zanthos a single person (the "Grantor", whether one or more), whose mailing address is 3649 Tall Timber Dr., Birmingham, AL 35242, do hereby grant, bargain, sell, and convey unto Wayne A. Best and Marietta L. Best (the "Grantees"), whose mailing address is 5360 El Arbol Dr., Carlsbad, CA 92008, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 141 Buck Creek Drive, Alabaster, AL 35007; 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: \$97,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

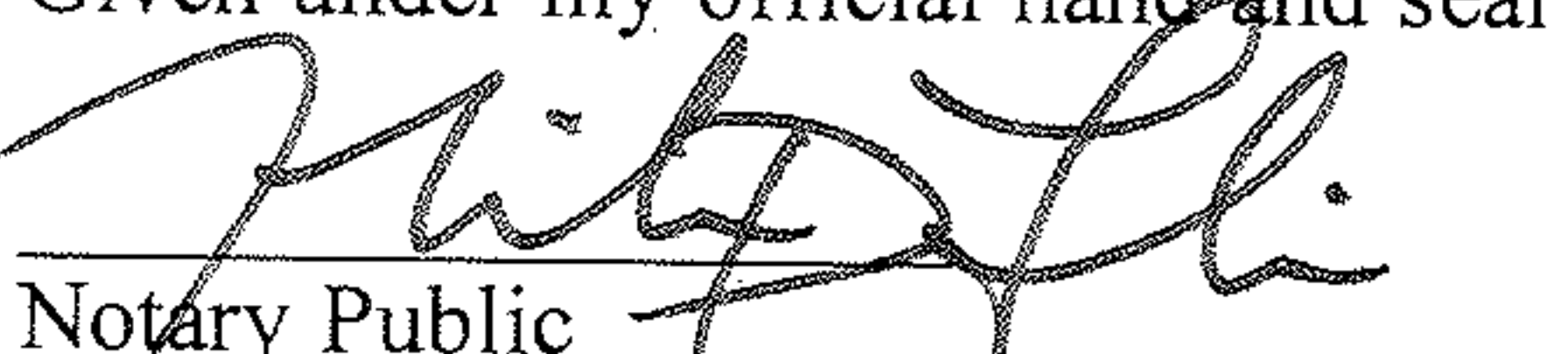
IN WITNESS WHEREOF, Theodora Zanthos a single person has/have hereunto set his/her/their hand(s) and seal(s) this 28th day of September, 2017.


Theodora Zanthos

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Theodora Zanthos, 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, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 28th day of September, 2017.


Notary Public
Commission Expires: 12-29-2019

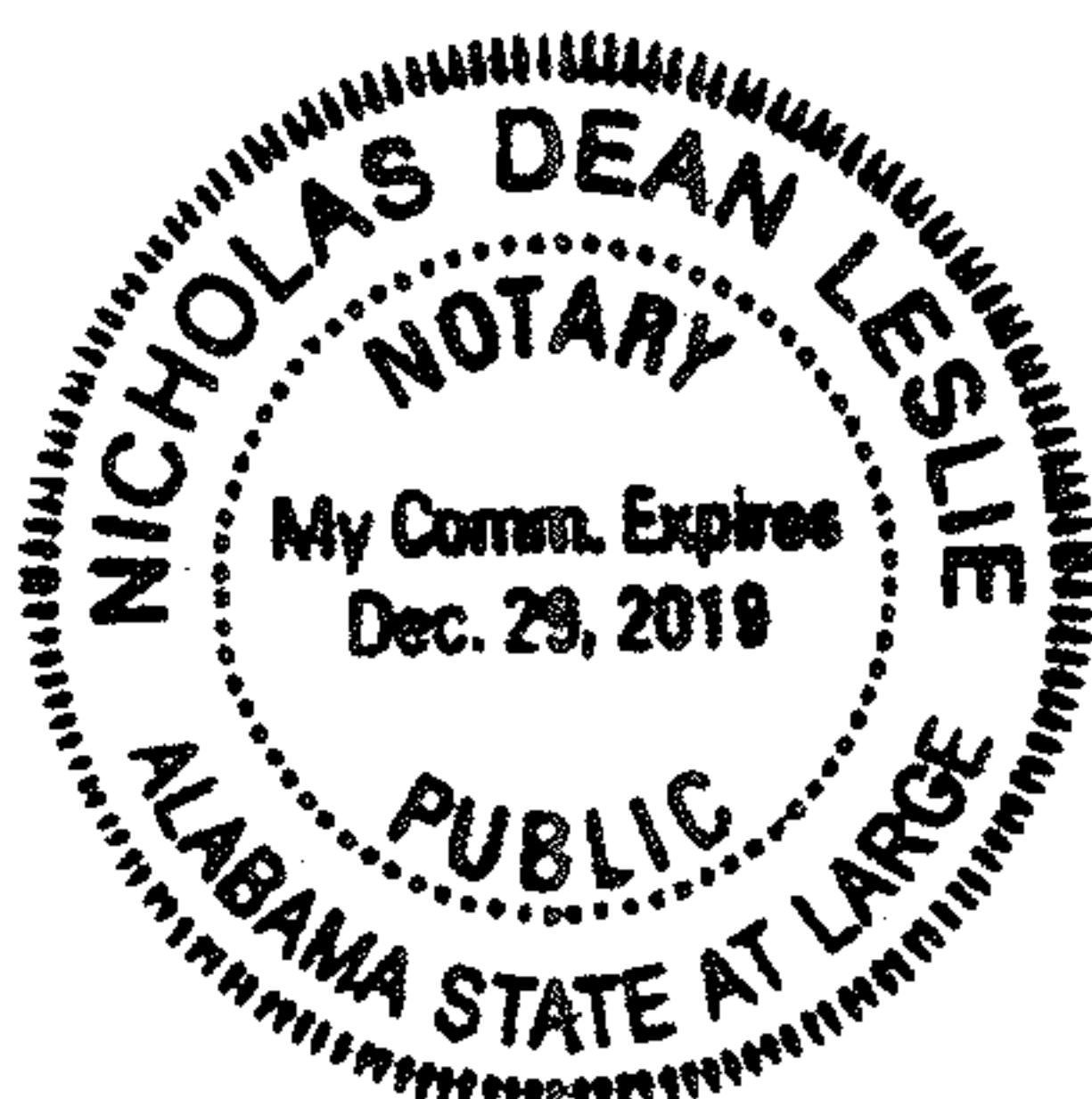


EXHIBIT "A"
Legal Description

Lot 46, according to the Survey of Buck Creek Landing, as recorded in Map Book 20 Page 136 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/02/2017 10:44:48 AM
\$63.00 CHERRY
20171002000356950

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