

This instrument was prepared by:

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(205) 443-9027

Send Tax Notice To:

Alred
103 Hidden Creek Cove
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

20171002000357180

10/02/2017 11:18:39 AM

DEEDS 1/2

That, in consideration of \$128,000.00, 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, Christina E. Norris and John P. Norris a married couple (the "Grantor", whether one or more), whose mailing address is 2505 Hamilton Cir. Pelham, AL 35124, do hereby grant, bargain, sell, and convey unto Jessica N. Alred (the "Grantee", whether one or more), whose mailing address is 103 Hidden Creek Cove Pelham AL 35124, the following-described real estate situated in Shelby County, Alabama, the address of which is 103 Hidden Creek Cove, 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 Grantee, its heirs, and assigns forever.

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: \$121,600.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Christina E. Norris and John P. Norris a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 28th day of September, 2017.

Christina E. Norris
Christina E. Norris
John P. Norris
John P. Norris

State of Alabama
Jefferson County

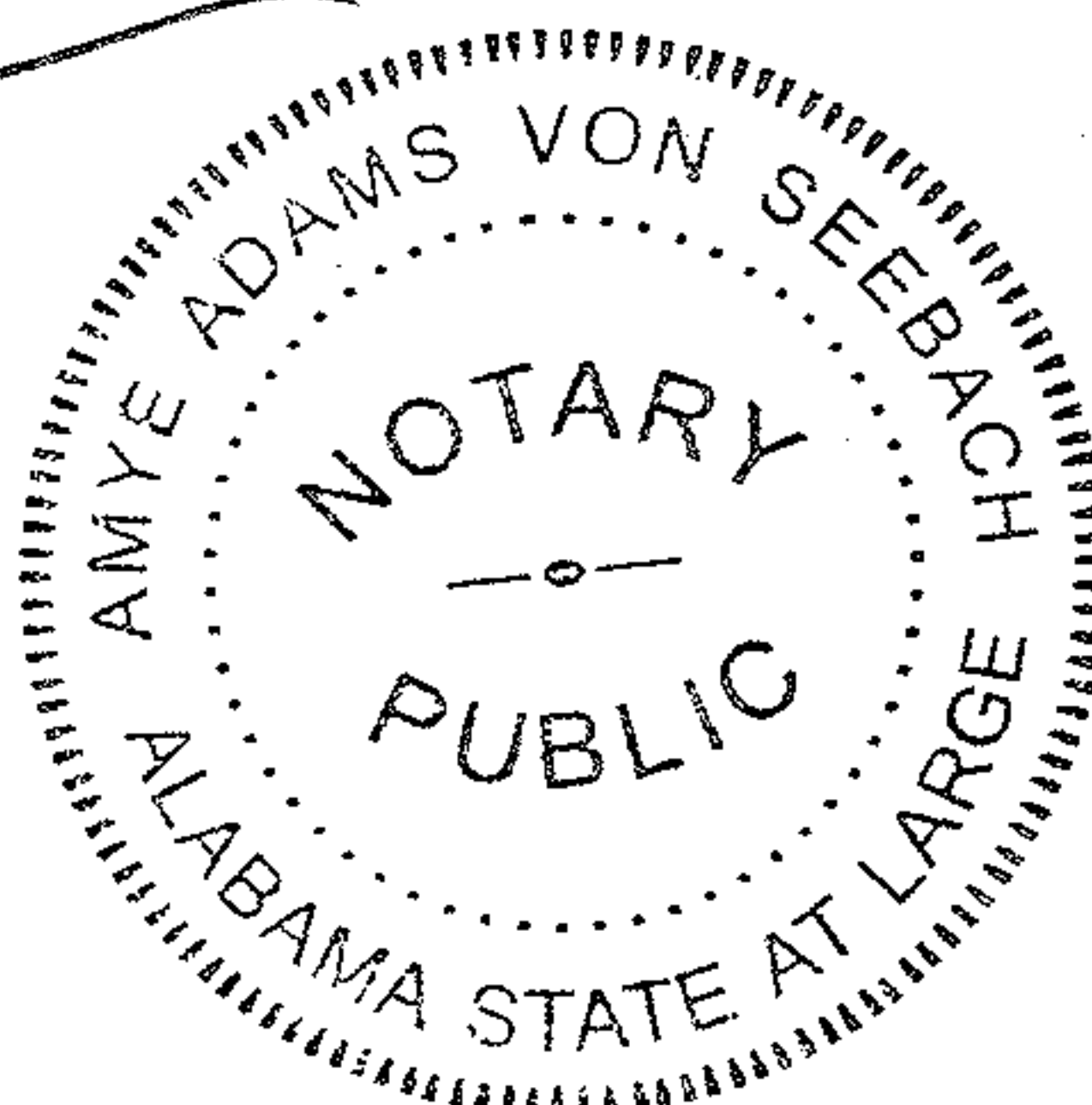
I, The Undersigned, a notary for said County and in said State, hereby certify that Christina E. Norris and John P. Norris, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

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

Amy Adams von Seebach
Notary Public

Commission Expires:

My Commission Expires:
June 17, 2021



S17-2297CDF

EXHIBIT "A"
Legal Description

Lot 49, according to the Survey of Phase One, Hidden Creek Townhomes, as recorded in Map Book 27, page 49, 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
10/02/2017 11:18:39 AM
\$24.50 CHERRY
20171002000357180

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