

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:
Robert & Donna Duffy
5505 Afton Dr
Birmingham AL 35242

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That, in consideration of \$409,500.00, 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, Matthew M. Dicen and Kimberly K. Dicen a married couple (the "Grantor", whether one or more), whose mailing address is 6236 Cahaba Valley Rd; B'ham AL 35242, do hereby grant, bargain, sell, and convey unto Robert Bradford Duffy and Donna Darden Duffy (the "Grantees"), whose mailing address is 5505 Afton Dr. Birmingham, AL 35242, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 5505 Afton 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.

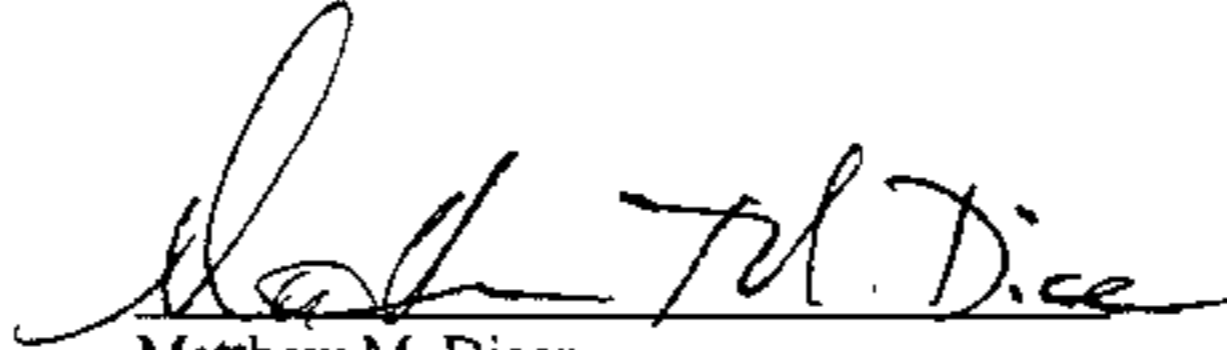
Note: \$327,600.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.



20171003000360690 1/3 \$103.00
Shelby Cnty Judge of Probate, AL
10/03/2017 02:27:01 PM FILED/CERT

S17-2400CDF

IN WITNESS WHEREOF, Matthew M. Dicen a married couple has/have hereunto set his/her/their hand(s) and seal(s) this _____ day of September, 2017.


Matthew M. Dicen

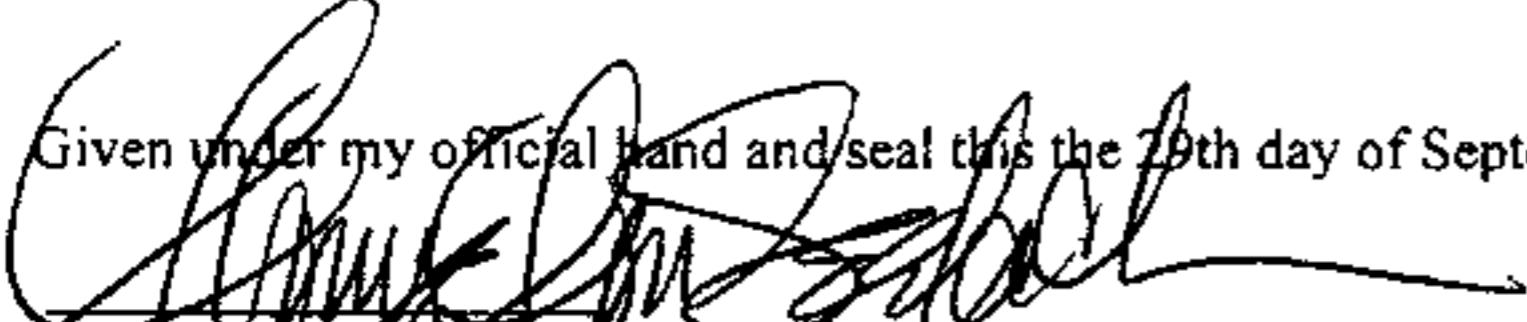
State of Alabama

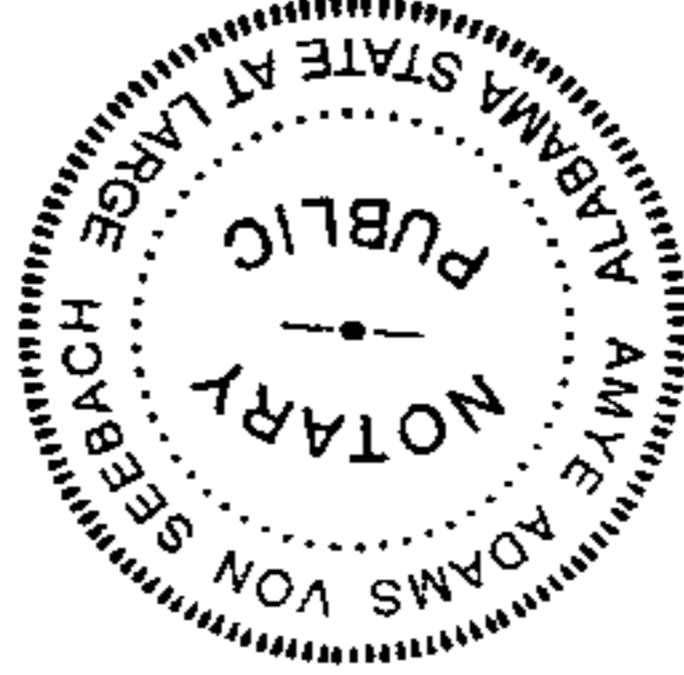
~~Shelby~~ County

Jefferson

I, The Undersigned, a notary for said County and in said State, hereby certify that Matthew M. Dicen, 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 29th day of September, 2017.


Notary Public
Commission Expires: June 17, 2021
My Commission Expires: June 17, 2021



IN WITNESS WHEREOF, Kimberly K. Dicen a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 28th day of September, 2017.


Kimberly K. Dicen


State of Alabama

~~Shelby~~ County

Jefferson

I, The Undersigned, a notary for said County and in said State, hereby certify that Kimberly K. Dicen, 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}~~29th~~ day of September, 2017.


Notary Public
Commission Expires: 12-29-2019



20171003000360690 2/3 \$103.00
Shelby Cnty Judge of Probate, AL
10/03/2017 02:27:01 PM FILED/CERT

EXHIBIT "A"
Legal Description

Lot 13, Block 6, according to the Amended Map of Woodford, as recorded in Map Book 8, Page 51 A, B, C and D, in the Office of the Judge of Probate of Shelby County, Alabama.



20171003000360690 3/3 \$103.00
Shelby Cnty Judge of Probate, AL
10/03/2017 02:27:01 PM FILED/CERT

S17-2400CDF