

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:
Deaundray Mack
1008 Woodlands Cove
Helena, AL 35080

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)
20171003000360820
10/03/2017 02:56:07 PM
DEEDS 1/3

That, in consideration of \$315,000.00, 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, James E. Bradley Raney and Dawn G. Raney a married couple (the "Grantor", whether one or more), whose mailing address is 640 Grand Parke Dr St. Johns. FL 32259, do hereby grant, bargain, sell, and convey unto Deaundray O. Mack and Erika L. Mack (the "Grantees"), whose mailing address is 1008 Woodlands Cove, Helena, AL 35080, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 1008 Woodlands Cove, Helena, AL 35080; 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: \$283,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, James E. Bradley Raney and Dawn G. Raney a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 26 day of September, 2017.

James E. Bradley Raney
James E. Bradley Raney
Dawn G. Raney
Dawn G. Raney

State of FL
Duval County

20171003000360820 10/03/2017 02:56:07 PM DEEDS 2/3

I, The Undersigned, a notary for said County and in said State, hereby certify that James E. Bradley Raney and Dawn G. Raney, 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 26 day of September, 2017.

Ashley Powell
Notary Public
Commission Expires:
3/27/2020

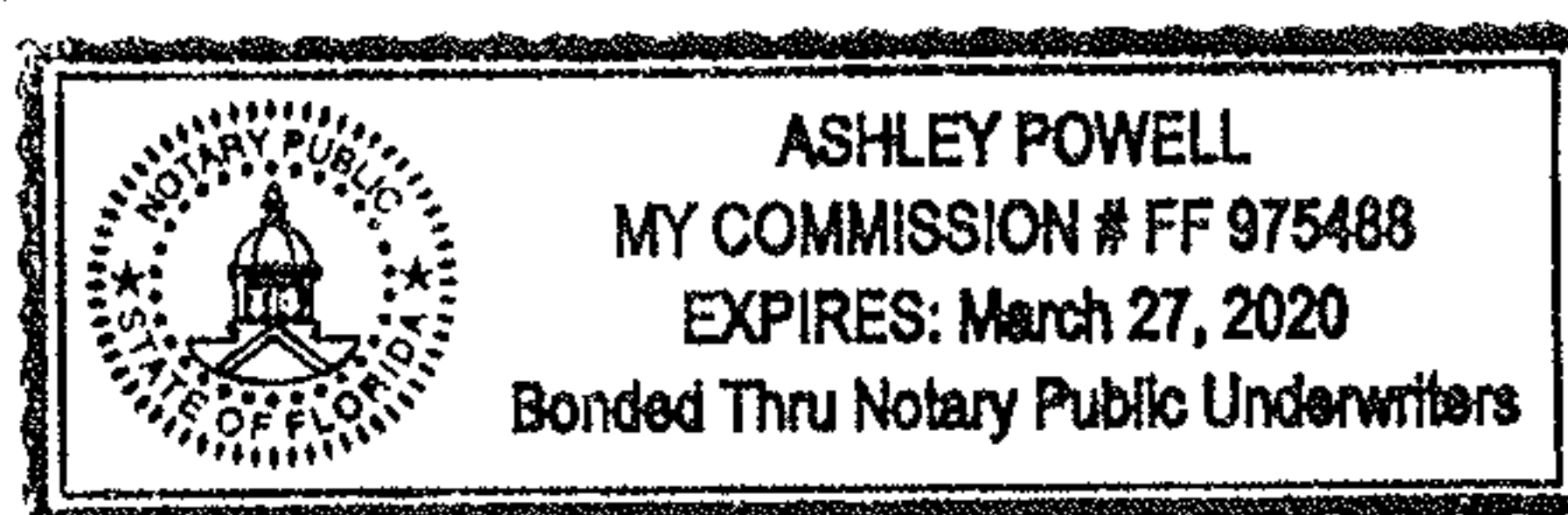
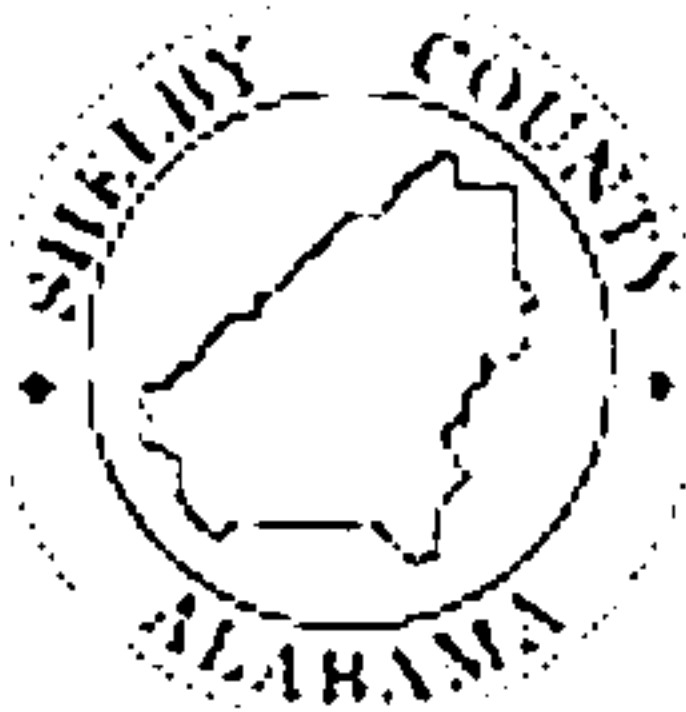


EXHIBIT "A"
Legal Description

Lot 29, according to the Survey of The Woodlands, Sector 1, as recorded in Map Book 27, Page 63, in the Probate Office of Shelby County, Alabama.

20171003000360820 10/03/2017 02:56:07 PM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/03/2017 02:56:07 PM
\$52.50 CHERRY
20171003000360820

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the official text.

S17-2267CDF