

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

20171024000385520
10/24/2017 02:06:28 PM
DEEDS 1/2

Send Tax Notice To:
182 St. Charles Dr.
Helena, AL 35080

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That, in consideration of \$205,000.00, 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, Stephen R. Scott King and Leah Nichols King a married couple (the "Grantor", whether one or more), whose mailing address is 166 MacLester Dr. Helena AL 35080, do hereby grant, bargain, sell, and convey unto Benjamin T. Ansley and Charlotte M. Ansley (the "Grantees"), whose mailing address is 182 St Charles Dr. 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 182 St. Charles Drive, 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: \$193,850.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Stephen R. Scott King and Leah Nichols King a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 20th day of October, 2017.

Stephen R. Scott King
Stephen R. Scott King
Leah Nichols King
Leah Nichols King

State of Alabama
Shelby County
Jefferson

I, The Undersigned, a notary for said County and in said State, hereby certify that Stephen R. Scott King and Leah Nichols King, 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 20th day of October, 2017.

Amy Adams von Seebach
Notary Public
Commission Expires:

My Commission Expires:
June 17, 2021

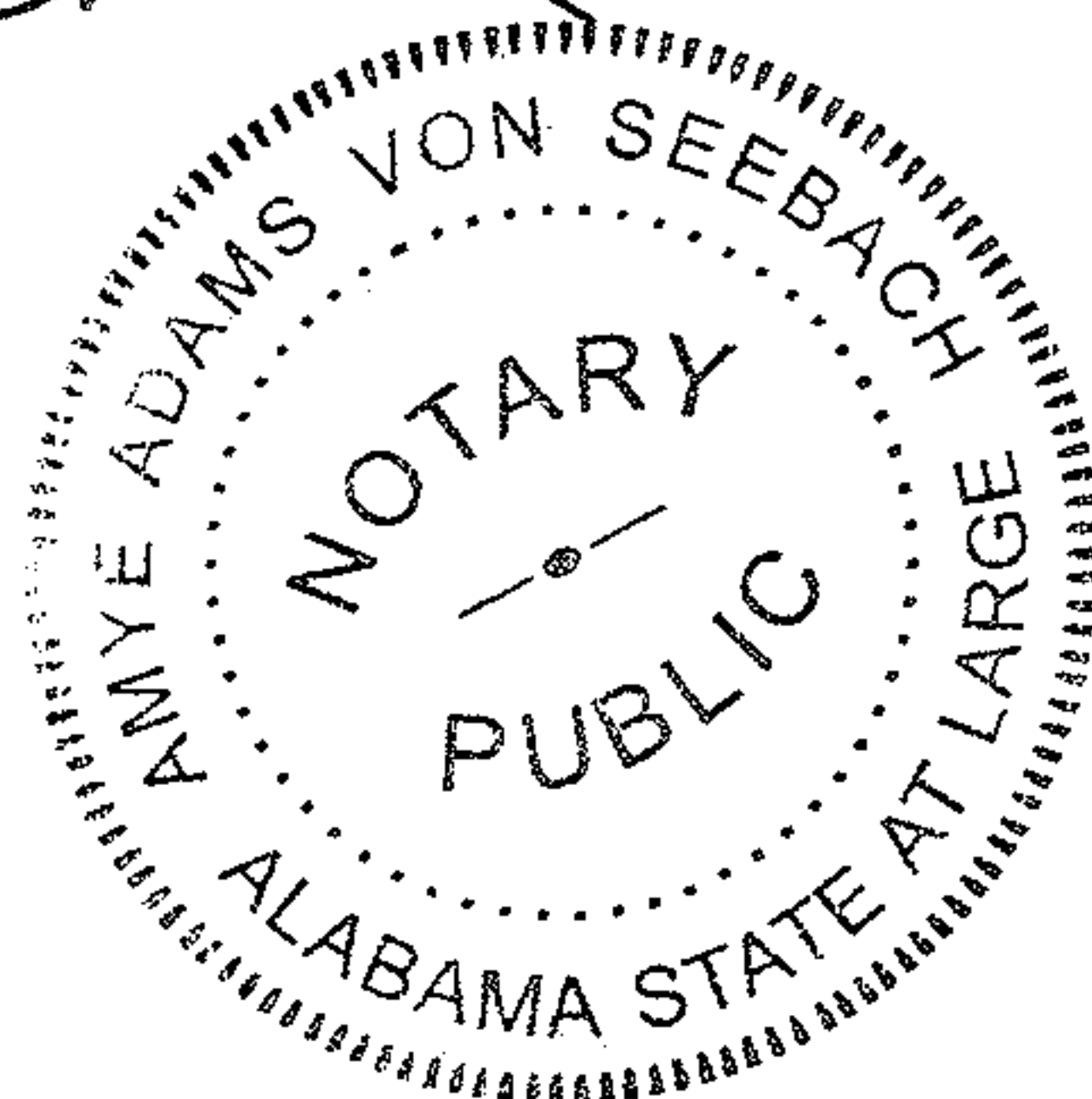


EXHIBIT "A"
Legal Description

Lot 17, according to the Survey of Saint Charles Place, Jackson Square, Phase Two, Sector Three, as recorded in Map Book 20, Page 39, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/24/2017 02:06:28 PM
\$29.50 CHERRY
20171024000385520

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the typed name of the County Clerk.