

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

20171101000394970
11/01/2017 08:28:55 AM
DEEDS 1/2

Send Tax Notice To:
Lentz
665 Highway 431
Wilsonville, AL 35186

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That, in consideration of \$257,000.00, the amount of which can be verified in the between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Susan P. Desforjes and AL J. Desforjes wife and husband (the "Grantor", whether one or more), whose mailing address is 2004 Lakeside Ln, Hoover, AL 35244, do hereby grant, bargain, sell, and convey unto Richard J. Lentz and Cynthia R. Lentz husband and wife (the "Grantees"), whose mailing address is 665 Highway 431, Wilsonville AL 35186, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 400 Primrose Lane, Shelby, AL 35143; 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: \$192,750.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Susan P. Desforjes and AL J. Desforjes wife and husband has/have hereunto set his/her/their hand(s) and seal(s) this 30th day of October, 2017.

Susan P. Desforjes
Susan P. Desforjes
AL J. Desforjes
AL J. Desforjes

State of Alabama
~~Shelby~~ County
Jefferson

I, The Undersigned, a notary for said County and in said State, hereby certify that Susan P. Desforjes and AL J. Desforjes, 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 30th day of October, 2017.

[Signature]
Notary Public
Commission Expires: **My Commission Expires:**
June 17, 2021

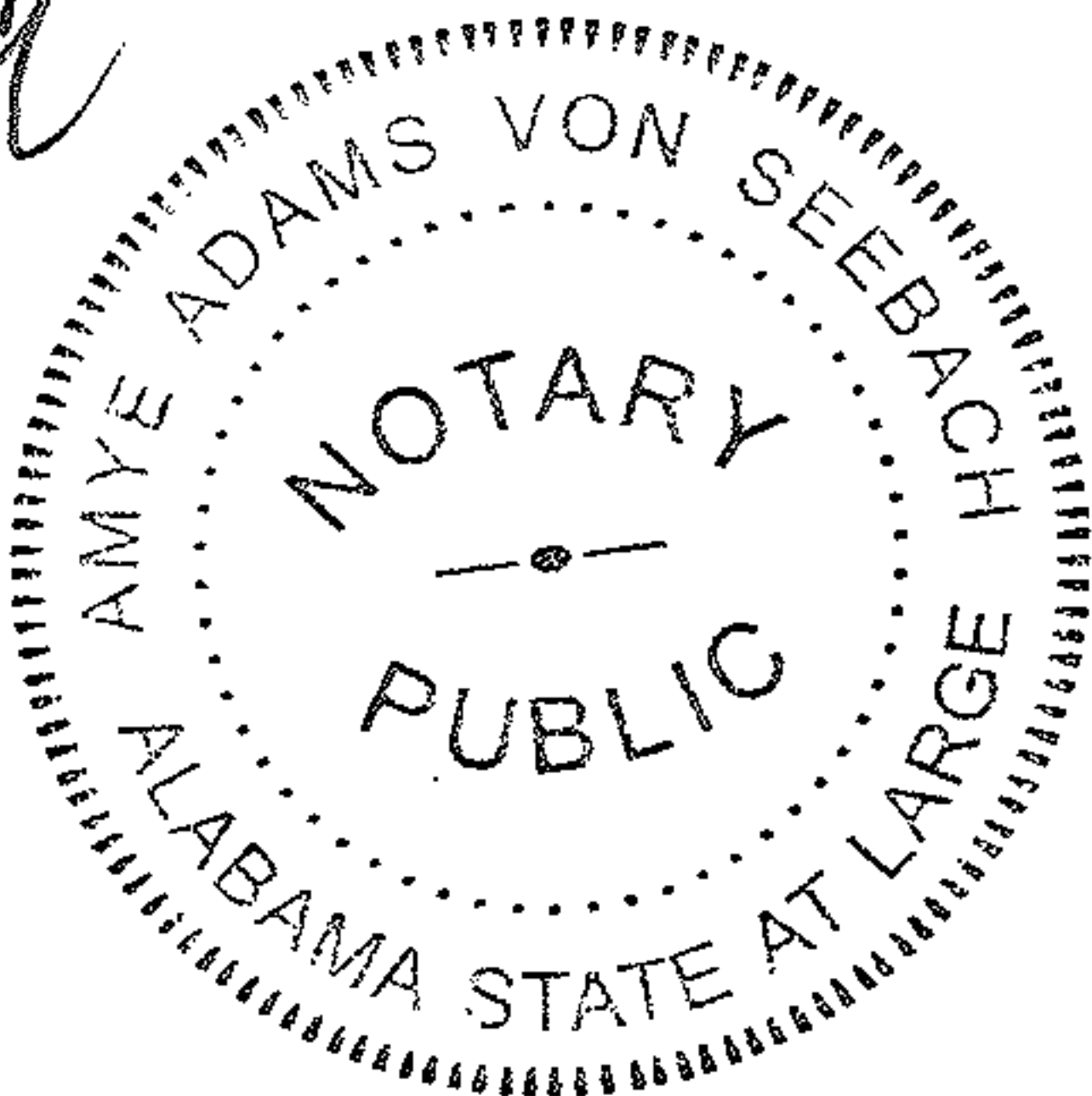
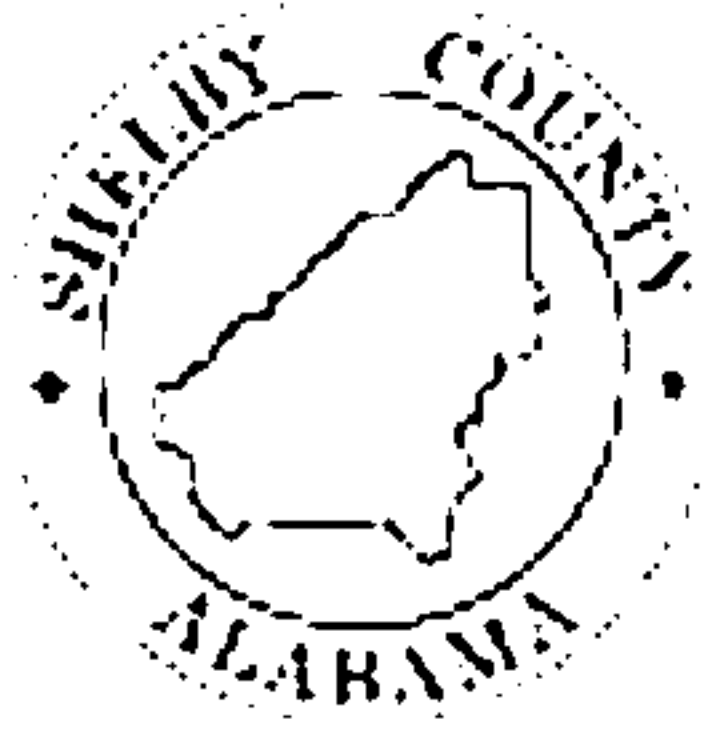


EXHIBIT "A"
Legal Description

Lot 361, according to the Survey of Alabama Power Company Recreational Cottage Site Sector 1, as recorded in Map book 21, Page 96 A-C 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
11/01/2017 08:28:55 AM
\$82.50 DEBBIE
20171101000394970

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