

20171102000398020

11/02/2017 01:06:12 PM

DEEDS 1/2

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:

Mark and Judy Papoy
317 Lakewood Cir.
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 \$429,000.00, 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, Brian W. Crumpton and Allison R. Crumpton a married couple (the "Grantor", whether one or more), whose mailing address is 4399 Old Cahaba Pkwy / Helena, AL 35080 do hereby grant, bargain, sell, and convey unto Mark R. Papoy and Judy H. Papoy (the "Grantees"), whose mailing address is 317 Lakewood Cir. 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 317 Lakewood Circle, 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: \$183,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Brian W. Crumpton and Allison R. Crumpton a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 31st day of October, 2017.

Brian W. Crumpton
Brian W. Crumpton

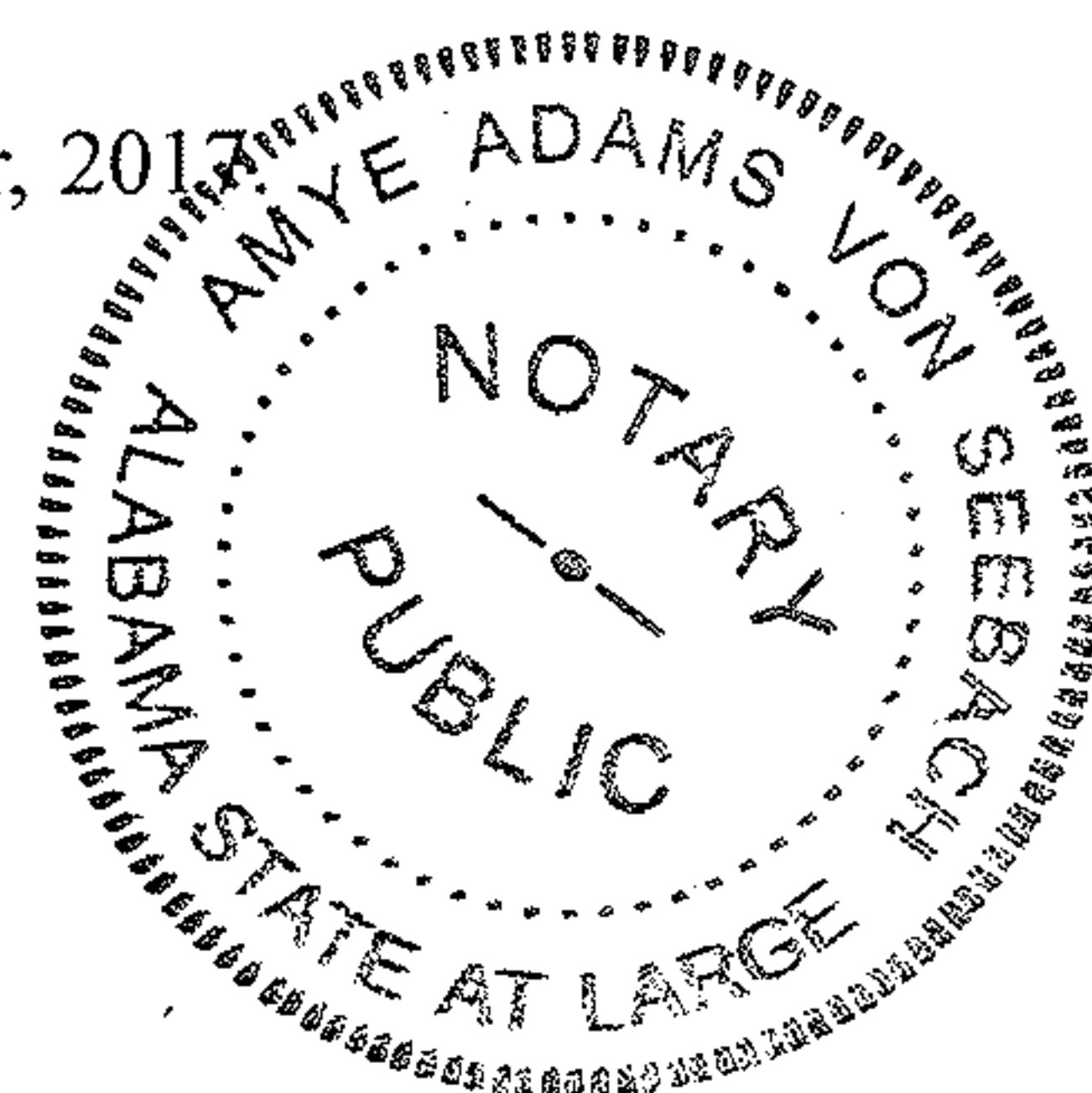
Allison R. Crumpton
Allison R. Crumpton

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Brian W. Crumpton and Allison R. Crumpton, 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 31st day of October, 2017.

Notary Public
Commission Expires:



My Commission Expires:
June 17, 2021

S17-2511CDF

EXHIBIT "A"
Legal Description

Lot 834, according to the Final Plat of Riverwoods Eighth Sector Phase I, as recorded in Map Book 43, Pages 28A & 28B, 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
11/02/2017 01:06:12 PM
\$264.00 CHARITY
20171102000398020

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