

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

20171102000398080

11/02/2017 01:15:39 PM

DEEDS 1/2

WARRANTY DEED

Send Tax Notice To:

Janene L. Sandige
228 Shoal Creek Cr.
Montevallo, AL 35115

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That, in consideration of \$149,000.00, 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, Joshua Thacker and Heather Annette Schultz Thacker by Joshua Thacker her Attorney-in-Fact (the "Grantor", whether one or more), whose mailing address is 13330 Stock St Gibraltar, MI 48173, do hereby grant, bargain, sell, and convey unto Janene L. Sandige (the "Grantee", whether one or more), whose mailing address is 228 Shoal Creek Circle, Montevallo, AL 35115, the following-described real estate situated in Shelby County, Alabama, the address of which is 228 Shoal Creek Circle, Montevallo, AL 35115; 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 Grantee, its heirs, and assigns forever.

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: \$ - 0 - of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Joshua Thacker and Heather Annette Schultz Thacker by Joshua Thacker her Attorney-in-Fact has/have hereunto set his/her/their hand(s) and seal(s) this 31st day of October, 2017.

Joshua Thacker
Heather Annette Schultz Thacker by
her Attorney-in-Fact
Heather Annette Schultz Thacker by Joshua
Thacker her Attorney-in-Fact

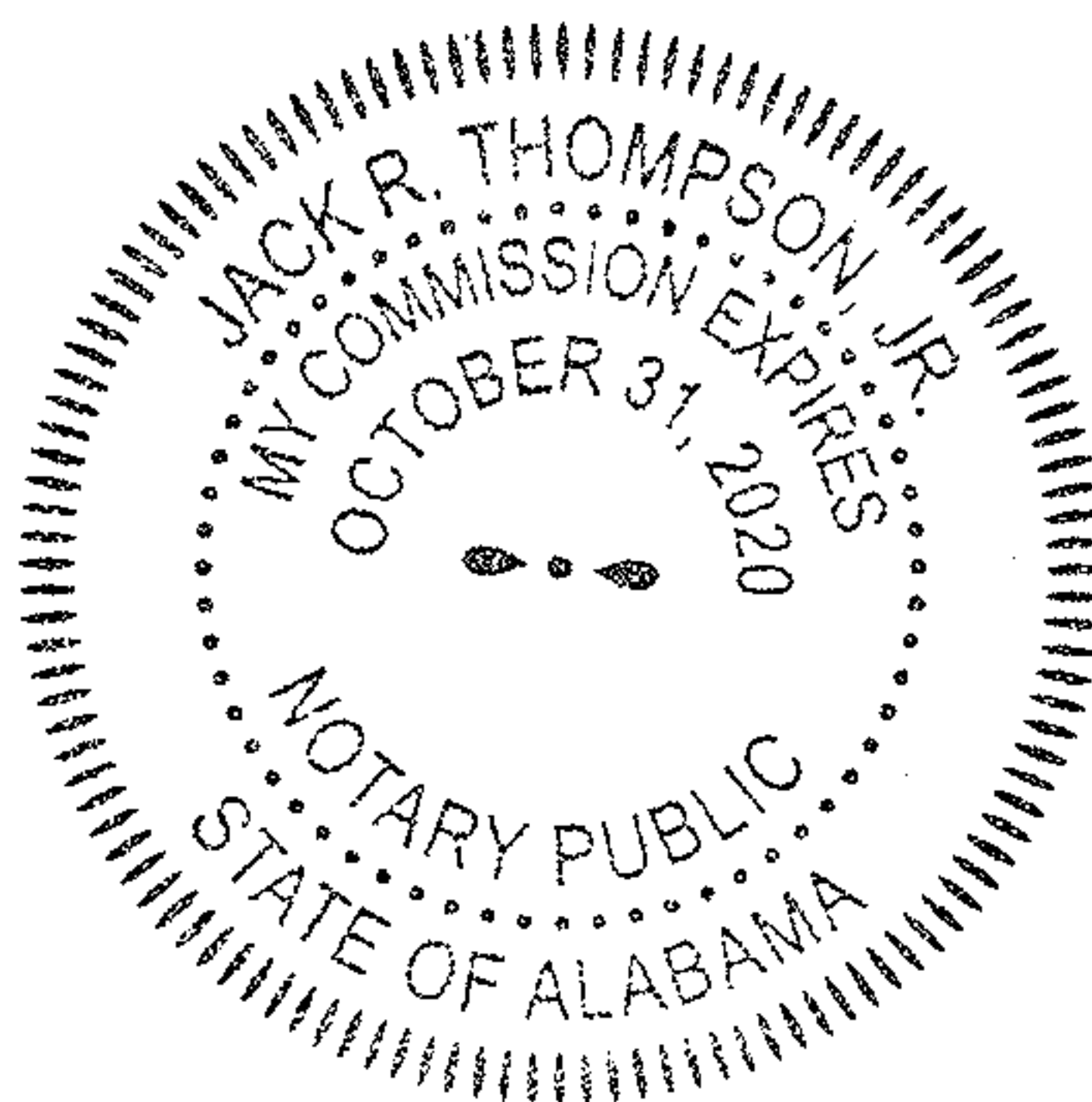
State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Joshua Thacker, 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

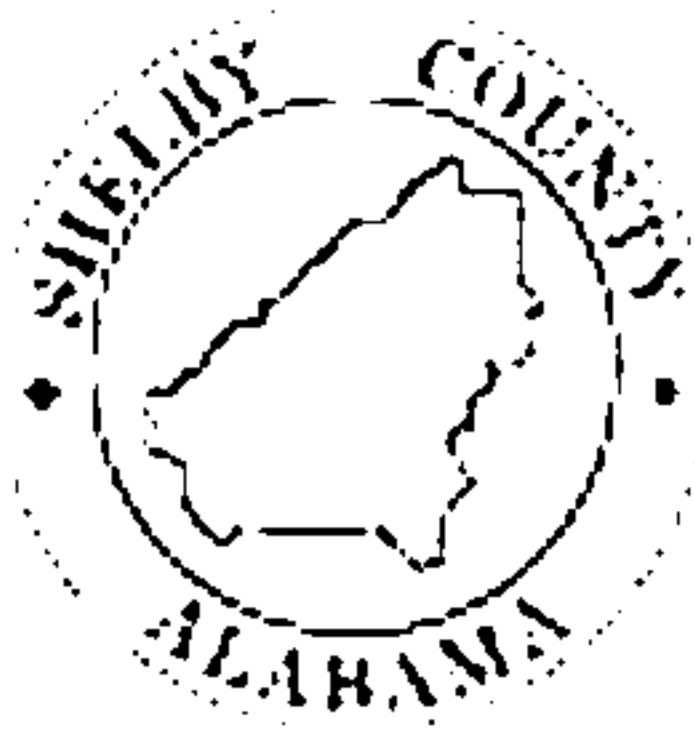
Commission Expires: 10/31/2020



S17-2701CDF

EXHIBIT "A"
Legal Description

Lot 20, according to a Resurvey of Lots 8 through 20 of the Amended Map of Shoal Creek Highlands, Second Sector, as recorded in Map Book 21, Page 53, 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 01:15:39 PM
\$167.00 DEBBIE
20171102000398080

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