

The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

Send Tax Notice To:
Kevin & Michelle LeSueur
104 Royal Place
Pelham, AL 35124

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That, in consideration of \$295,000.00, 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, Frank Daniel and Betty Daniel a married couple (the "Grantor", whether one or more), whose mailing address is 938 Chestnut Oak Circle Hoover, Ala 35244, do hereby grant, bargain, sell, and convey unto Kevin D. LeSueur and Michelle B. LeSueur (the "Grantees"), whose mailing address is 104 Royal Place Pelham, AL 35124, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 104 Royal Place, Pelham, AL 35124; 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.

- (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: \$265,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Frank Daniel and Betty Daniel a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 9th day of November, 2017.

Frank Daniel

Betty Daniel

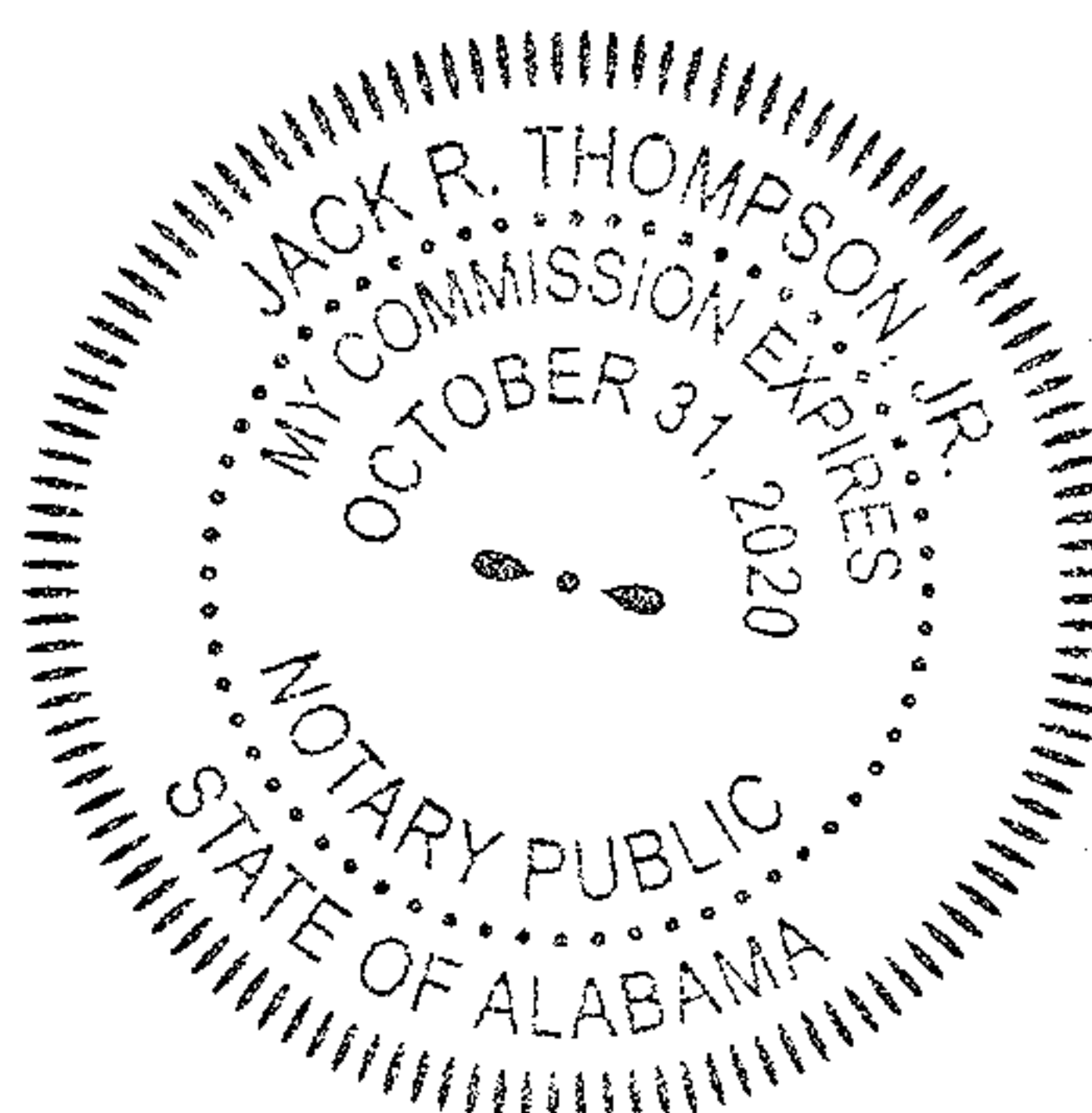
State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Frank Daniel and Betty Daniel, 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 9th day of November, 2017.

Notary Public

Commission Expires: 10/31/2020



S17-2144CDF

EXHIBIT "A"
Legal Description

Lot 6-A, according to Green Valley Realty's Resurvey of Lots 5, 6, and 7, Royal Oaks, Sixth Sector, as recorded in Map Book 19, Page 168, in the Probate Office of Shelby County, Alabama.

And a Parcel of land located in the SE 1/4 of the NW 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW Corner of Lot 6-A of Green Valley Realty's Resurvey of Lots 5, 6 and 7 Royal Oaks- Sixth Sector as recorded in Map Book 19, Page 168, being the Point of Beginning; thence run southerly along the west line of Lot 6-A a distance of 110.0 feet to the southwest corner of Lot 6-A; thence an interior angle left of 90 degrees 00 minutes a distance of 81.87 feet; thence an interior angle left 92 degrees 08 minutes 53 seconds a distance of 110.06 feet; thence an interior angle left of 87 degrees 57 minutes 12 seconds a distance of 85.99 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/14/2017 08:26:15 AM
\$47.50 CHERRY
20171114000411030

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