

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:

2000 Bluestone Circle
Birmingham AL 35242

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA nm)

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY Bernalillo

20171115000414330

11/15/2017 03:52:52 PM

DEEDS 1/3

That, in consideration of \$537,000.00, 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, Dan Butler and Tammi Butler a married couple (the "Grantor", whether one or more), whose mailing address is 6001 IMPERIAL ST NE, ALBUQUERQUE NM 87110, do hereby grant, bargain, sell, and convey unto Eddie Morrisette and Angela Morrisette (the "Grantees"), whose mailing address is 2000 Bluestone Circle, B'ham AL 35242, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 2000 Bluestone Circle, Birmingham, AL 35242; 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: \$508,775.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Dan Butler and Tammi Butler a married couple has/have hereunto set his/her/their hand(s) and seal(s) this the 4 day of November, 2017.

Dan M. Butler
Dan Butler

Tammi Butler
Tammi Butler

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State of Utah
Bernillo County

I, The Undersigned, a notary for said County and in said State, hereby certify that Dan Butler and Tammi Butler, 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.

Hill B. Chavez
Notary Public
Commission Expires: 11/17/19

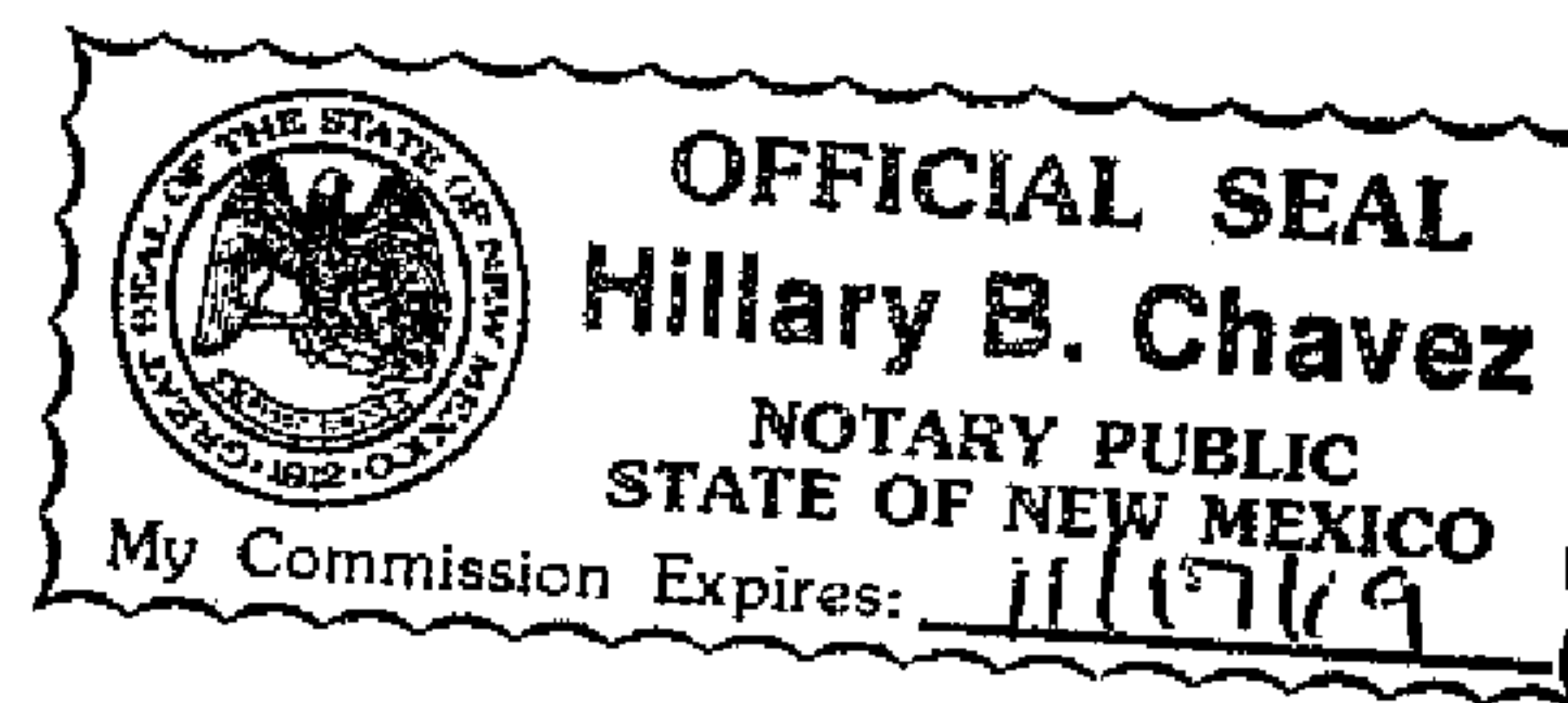
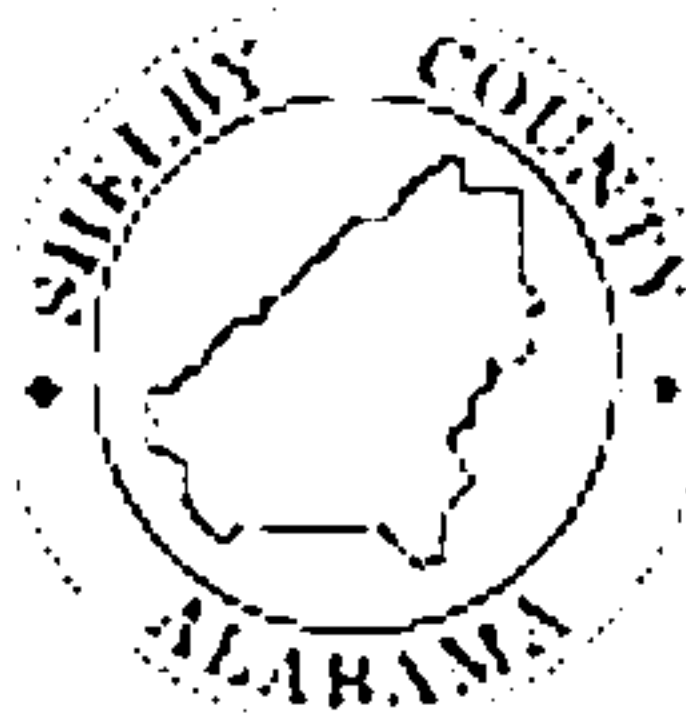


EXHIBIT "A"
Legal Description

Lot 1263, according to the Survey of Highland Lakes, 12th Sector, Phase III, an Eddleman Community, as recorded in Map Book 33, page 46, in the Probate Office of Shelby County, Alabama.

Together with non-exclusive easement to use the private roadways, Common Areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543 and further amended in Instrument #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 12th Sector, Phase III, recorded as Instrument #20040510000244590 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/15/2017 03:52:52 PM
\$49.50 CHERRY
20171115000414330

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

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