

**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

20171204000432340

12/04/2017 10:02:16 AM

DEEDS 1/2

**WARRANTY DEED**

Send Tax Notice To:

Rhoda L. Hall  
220 Waterstone Ct.  
Calera, AL 35040

STATE OF ALABAMA )

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

That, in consideration of \$150,000.00, 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, Bryon M. Van Gieson and Meagan Van Gieson a married couple (the "Grantor", whether one or more), whose mailing address is 129 Grand Club Dr. Maylene, AL 35114, do hereby grant, bargain, sell, and convey unto Rhoda L. Hall a/k/a Rhoda Jane (the "Grantee", whether one or more), whose mailing address is 220 Waterstone Court Calera, AL 35040, the following-described real estate situated in Shelby County, Alabama, the address of which is 220 Waterstone Court, Calera, AL 35040; 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, Bryon M. Van Gieson and Meagan Van Gieson a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 30th day of November, 2017.

Bryon M. Van Gieson  
Bryon M. Van Gieson

Meagan Van Gieson  
Meagan Van Gieson

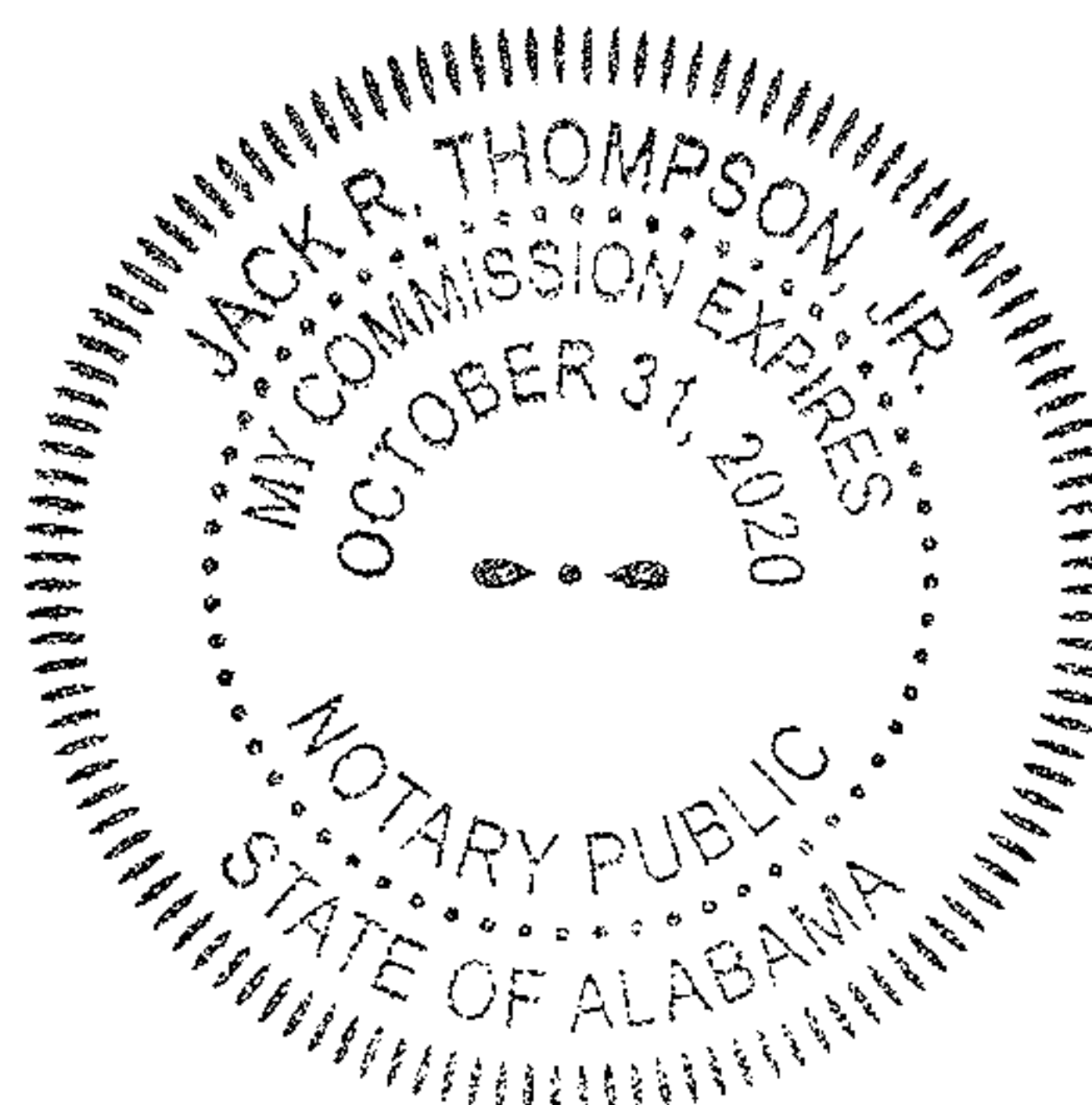
State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Bryon M. Van Gieson and Meagan Van Gieson, 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 November, 2017.

[Signature]  
Notary Public

Commission Expires: 10/31/2020



S17-2798CDF

**EXHIBIT "A"**  
**Legal Description**

Lot 90, according to the Survey of Waterstone, Phase 2, as recorded in Map Book 42, Page 118, 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  
12/04/2017 10:02:16 AM  
\$168.00 DEBBIE  
20171204000432340

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