

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:
Lancelot & Heather Oliver
2904 Oak Mountain Trail
Birmingham, AL 35242
20171204000433100
12/04/2017 12:57:43 PM
DEEDS 1/2

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That, in consideration of \$300,000.00, 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, Rhoda L. Hall a/k/a, Rhoda Jane Hall ,a single person by Mary Alvice Hall Davidson as Attorney-in-Fact. Rhoda L. Hall is the surviving grantee of the deed recorded in Deed Book 266, Page 268, the other grantee, Charles B. Hall died on or about December 23, 1993 (the "Grantor", whether one or more), whose mailing address is 220 Waterstone Ct, Calera AL 35040, do hereby grant, bargain, sell, and convey unto Lancelot F. Oliver and Heather B. Oliver (the "Grantees"), whose mailing address is 2904 Oak Mountain Trail 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 2904 Oak Mountain Trail, 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: \$285,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Rhoda L. Hall a/k/a, Rhoda Jane Hall ,a single person by Mary Alvice Hall Davidson as Attorney-in-Fact. Rhoda L. Hall is the surviving grantee of the deed recorded in Deed Book 266, Page 268, the other grantee, Charles B. Hall died on or about December 23, 1993 has/have hereunto set his/her/their hand(s) and seal(s) this 30th day of November, 2017.

Rhoda L. Hall a/k/a Rhoda Jane Hall by Mary Alvice Hall Davidson as Attorney-in-Fact
Rhoda L. Hall a/k/a Rhoda Jane Hall by Mary Alvice Hall Davidson as Attorney-in-fact

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Mary Alvice Hall Davidson whose name as Attorney in Fact for Rhoda L. Hall a/k/a Rhoda Jane Hall is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in her capacity as such Attorney in Fact, and with full authority, 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

Jack R. Thompson, Jr.
Notary Public
Commission Expires: 10/31/2020

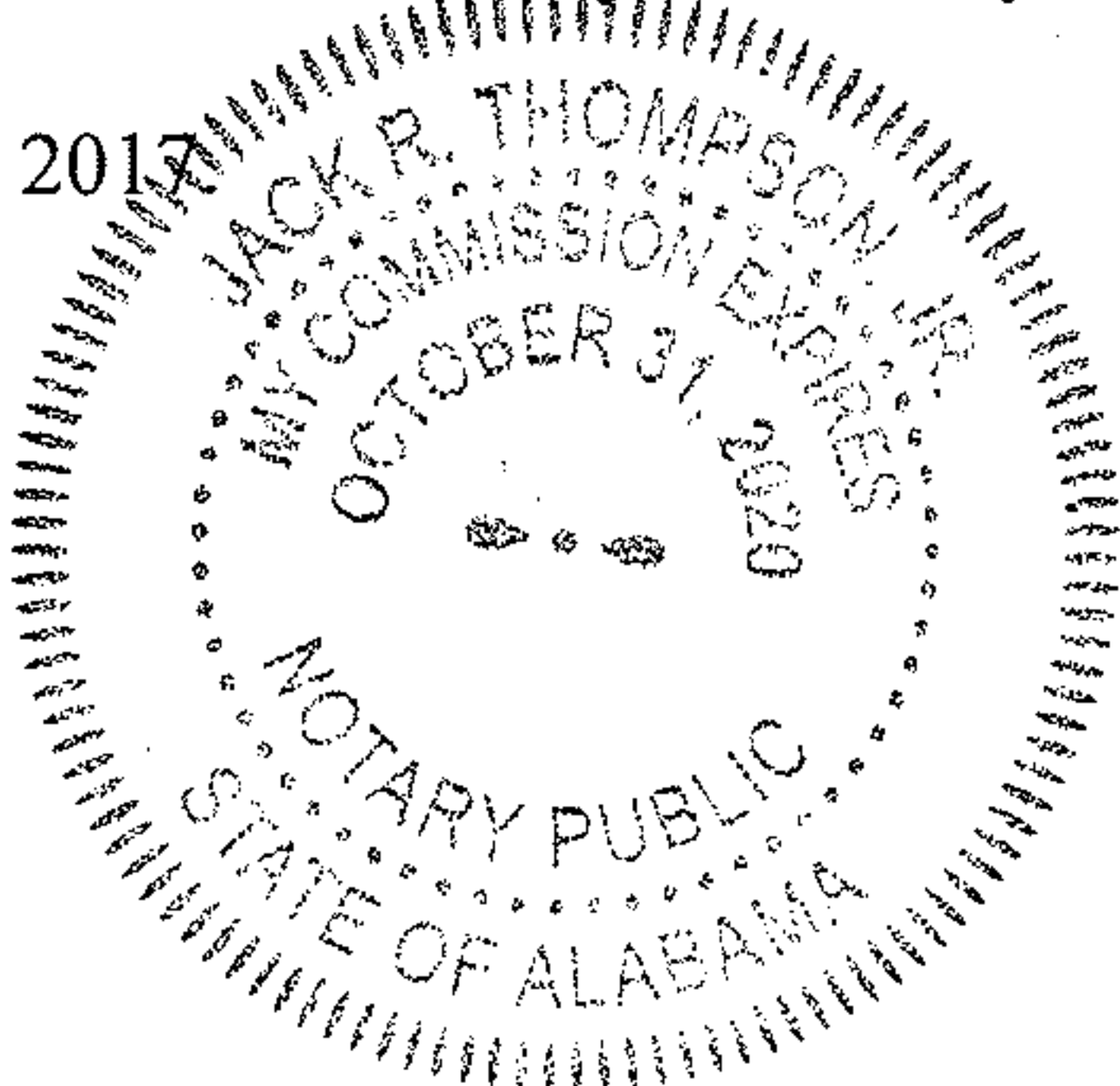
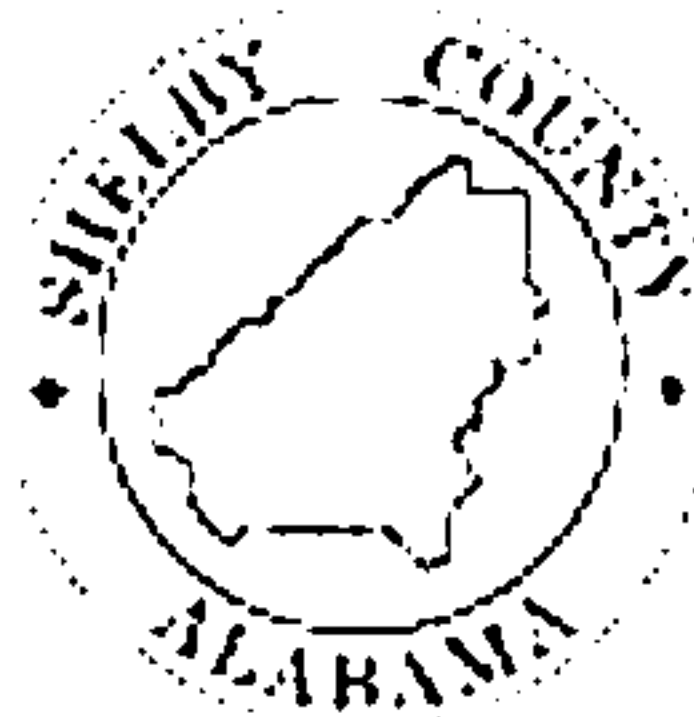


EXHIBIT "A"
Legal Description

A parcel of land located in the NE 1/4 of Section 27, Township 19, Range 2 West, more particularly described as follows: Commence at the Northeast corner of Lot 7, Block 2, of Cherokee Forest, First Sector, as recorded in Map Book 5, Page 17, in the Office of the Judge of Probate of Shelby County, Alabama; thence in an Easterly direction along the projection of the Northerly line of said Lot 7 a distance of 250 feet; thence 90 degrees left, in a Northerly direction, a distance of 323 feet to the Point of Beginning; thence continue along last described course, a distance of 275 feet; thence 90 degrees right, in an Easterly direction, a distance of 335 feet; thence 90 degrees right, in a Southerly direction, a distance of 275 feet; thence 90 degrees right, in a Westerly direction, a distance of 335 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/04/2017 12:57:43 PM
\$33.00 DEBBIE
20171204000433100

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