

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:
Valita L. Groom
114 Shore Front Lane
Wilsonville, AL 35186

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That, in consideration of \$399,000.00, 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, Lewell S. Deason an unmarried man and Jennifer Deason by her Attorney-In-Fact Lewell S. Deason an unmarried woman (the "Grantor", whether one or more), whose mailing address is 3856 S. Shades Crest Rd. Hoover, AL 35244 hereby grant, bargain, sell, and convey unto David Groom and Valita L. Groom (the "Grantees"), whose mailing address is 114 Shore Front Lane, Wilsonville, AL 35186, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 114 Shore Front Lane, Wilsonville, AL 35186; 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: \$339,150.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Lewell S. Deason an unmarried man and Jennifer Deason by her Attorney-In-Fact Lewell S. Deason an unmarried woman has/have hereunto set his/her/their hand(s) and seal(s) this ____ day of November, 2017.

Lewell S. Deason
Lewell S. Deason
Jennifer Deason
Jennifer Deason by her Attorney-In-Fact
Lewell S. Deason
by her Attorney In-Fact
Lewell S. Deason

State of Alabama
Shelby County
Jefferson

I, The Undersigned, a notary for said County and in said State, hereby certify that Lewell S. Deason and Jennifer Deason by her Attorney-In-Fact Lewell S. Deason, 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 ____ day of November, 2017.

[Signature]
Notary Public
Commission Expires:

My Commission Expires:
June 17, 2021

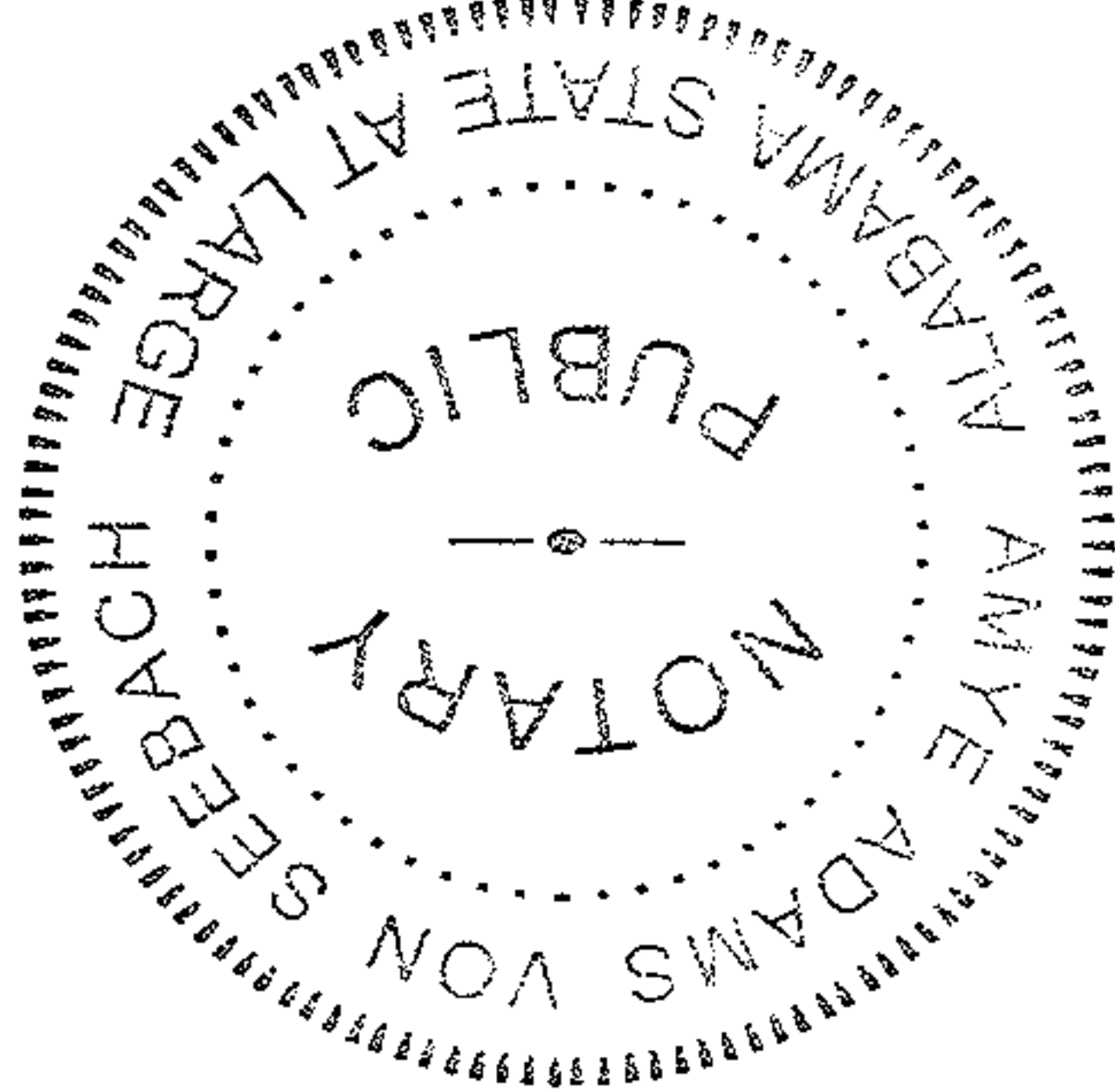


EXHIBIT "A"
Legal Description

Lot 121, according to the Final Plat, Lakewood, Phase I, as recorded in Map Book 33, Page 19, 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 02:40:19 PM
\$78.00 DEBBIE
20171204000434150

A handwritten signature in black ink, likely of Judge James W. Fuhrmeister, is written over the printed text.