

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:
Lauren + Thomas Shaw
212 Creekstone Trail
Calera, AL 35040

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS: 20171205000435660
 12/05/2017 12:53:21 PM
 DEEDS 1/2

That, in consideration of \$129,900.00, 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, Gabriel Wrenn and Sarah Wrenn a married couple (the "Grantor", whether one or more), whose mailing address is 5040 Kensington Pl Calera AL 35040, do hereby grant, bargain, sell, and convey unto Lauren Benson Shaw and Thomas William Shaw (the "Grantees"), whose mailing address is 212 Creekstone Trail, Calera, AL 35040, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 212 Creekstone Trail, 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 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: \$123,405.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Gabriel Wrenn and Sarah Wrenn a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 1st day of December, 2017.

Gabriel Wrenn
Sarah Wrenn

State of Alabama
Shelby County
Jefferson

I, The Undersigned, a notary for said County and in said State, hereby certify that Gabriel Wrenn and Sarah Wrenn, 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 1st day of December, 2017.

Nicholas Dean Leslie
Notary Public
Commission Expires: 12-29-2019



EXHIBIT "A"
Legal Description

Lot 201, according to the Final Plat of Stonecreek, Phase I, as recorded in Map Book 32, Page 92, in the Probate Office of Shelby County, Alabama.

20171205000435660 12/05/2017 12:53:21 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/05/2017 12:53:21 PM
\$24.50 CHERRY
20171205000435660

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