

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
20171205000435750
12/05/2017 01:05:36 PM
DEEDS 1/2

Send Tax Notice To:
Kirsten Norton & Corey Mills
726 Cahaba Manor Trail
Pelham, AL 35124

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That, in consideration of \$108,000.00, 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, Tonya L. Trim a single woman (the "Grantor", whether one or more), whose mailing address is 1144 10th Court, Pleasant Grove, AL 35127, do hereby grant, bargain, sell, and convey unto Kirsten Norton and Corey Mills (the "Grantees"), whose mailing address is 726 Cahaba Manor Trail Pelham AL 35124, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 726 Cahaba Manor Trail, Pelham, AL 35124; to-wit:

SEE ATTACHED EXHIBIT "A"

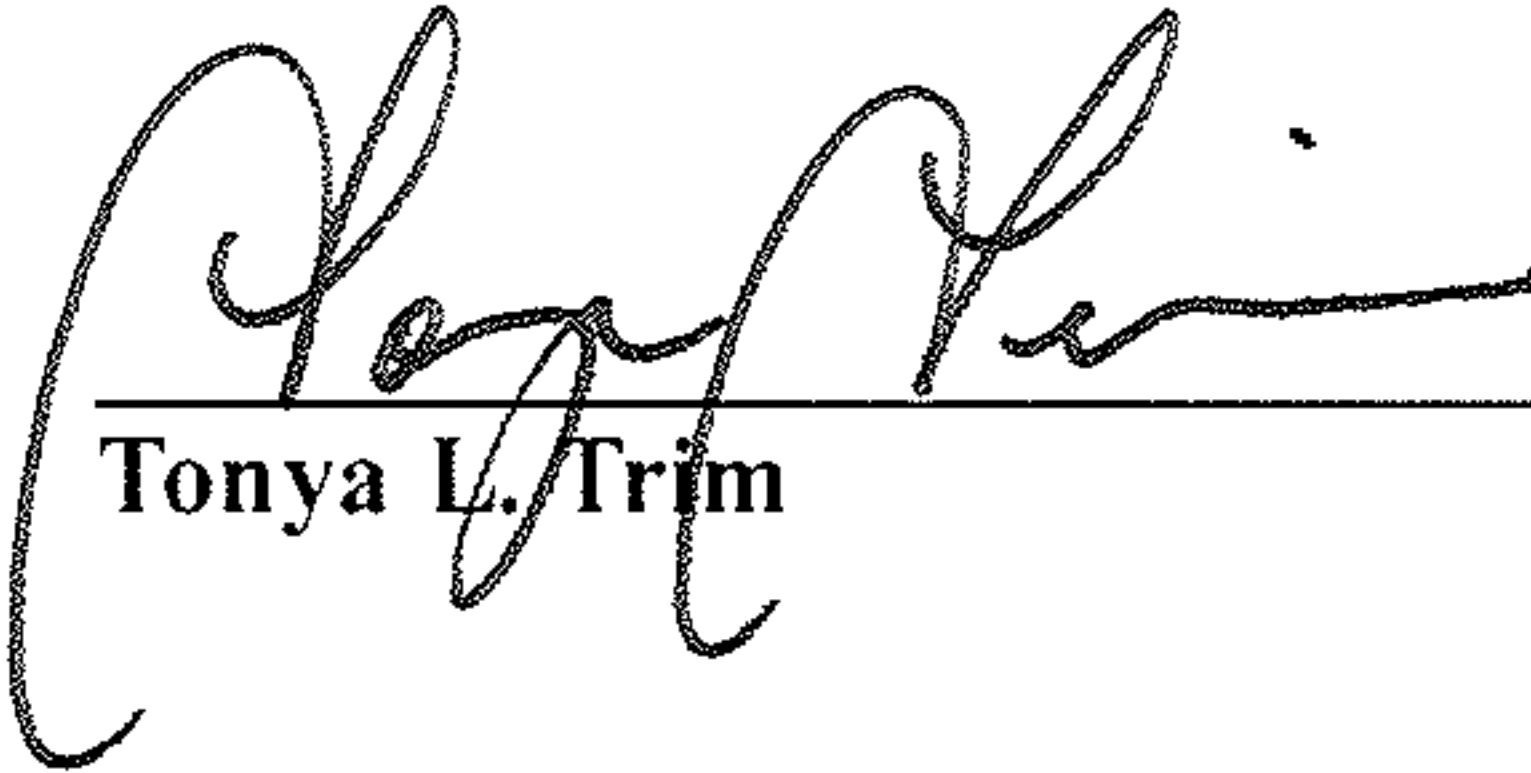
- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

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: \$108,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

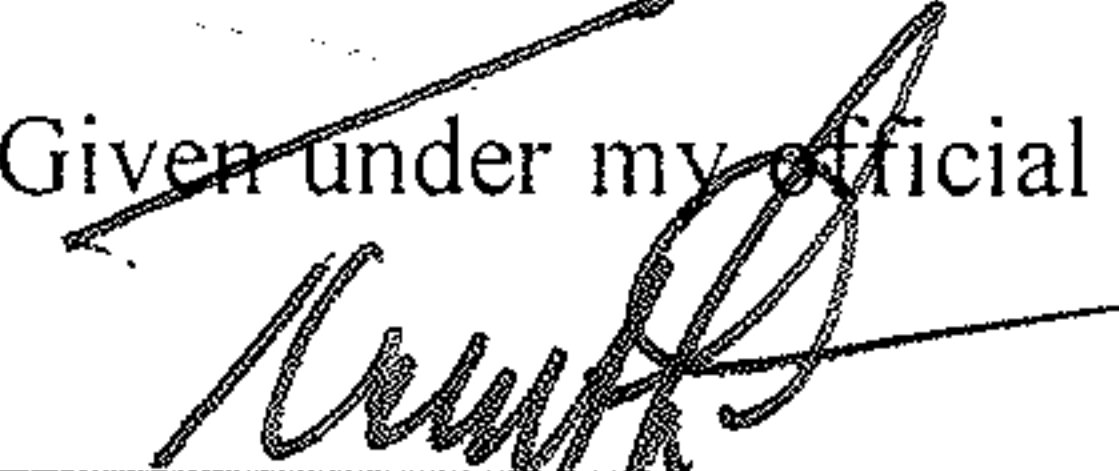
IN WITNESS WHEREOF, Tonya L. Trim a single woman has/have hereunto set his/her/their hand(s) and seal(s) this 1st day of December, 2017.


Tonya L. Trim

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Tonya L. Trim, 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, she 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.


Notary Public
Commission Expires: 10/31/2020

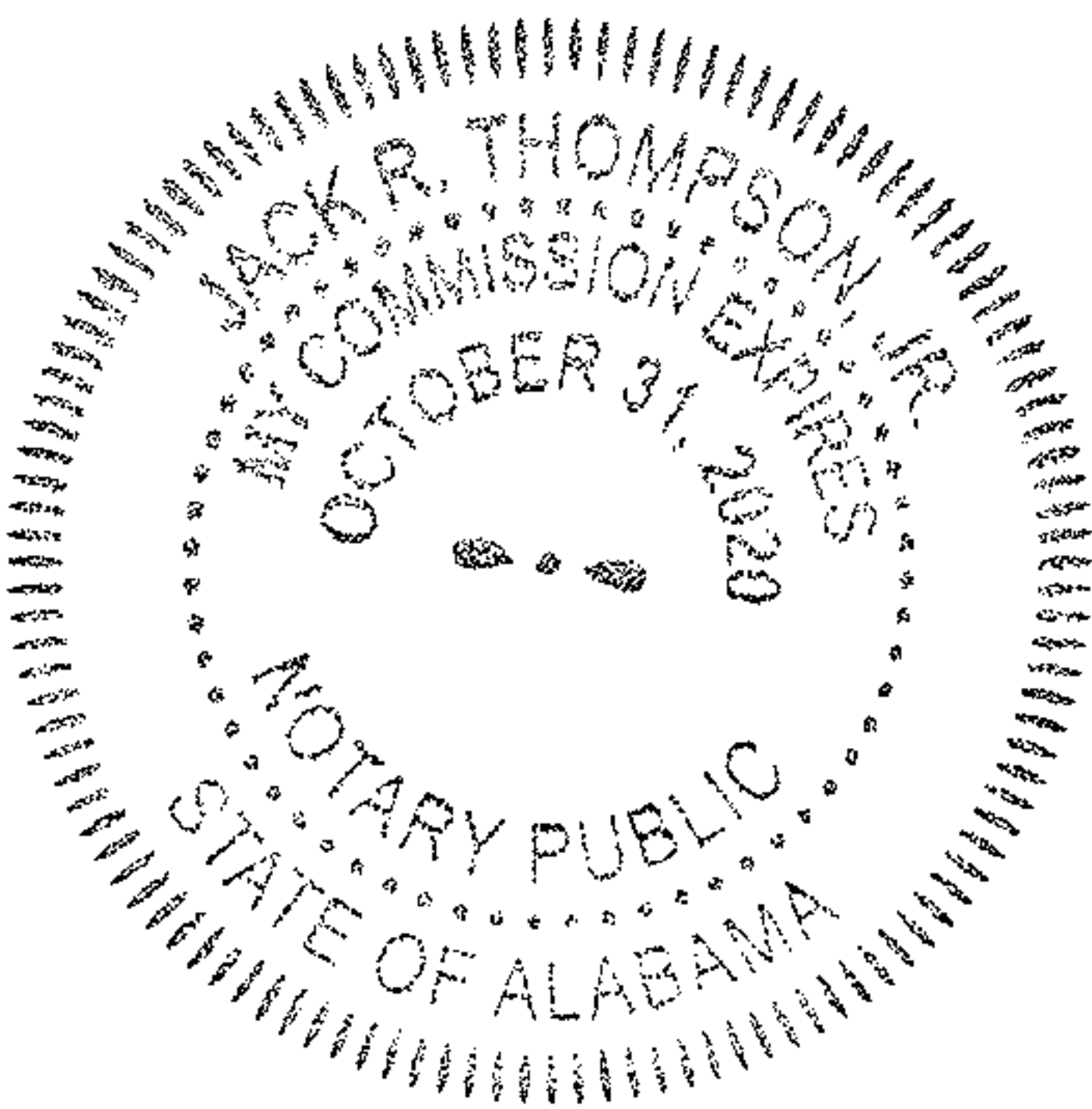


EXHIBIT "A"
Legal Description

Lot 69, and the North 5 feet of Lot 68, according to the Survey of Cahaba Manor Townhomes, First Addition, as recorded in Map Book 7, Page 57, 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
12/05/2017 01:05:36 PM
\$19.00 CHERRY
20171205000435750

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