

Send tax notice to: Courtney Sach, 2109 Lake Heather Way, Birmingham, Al. 35242

This instrument was prepared by Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One million one hundred seventy-five thousand and no/100 (\$1,175,000.00)** Dollars the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

William T. Hudson and his wife Trudie H. Hudson, whose mailing address is:

1304 COVE LAKE CIRCLE BIRMINGHAM, AL 35242 and

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Courtney Sach and Frank Myers

whose mailing address is: 2109 Lake Heather Way, Birmingham, Al. 35242

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in **Shelby** County, Alabama, whose mailing address is: 2109 Lake Heather Way, Birmingham, Al. 35242 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$940,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 5th day of DECEMBER, 2017.

**20171212000443530
12/12/2017 02:53:29 PM
DEEDS 1/3**

20171212000443530 12/12/2017 02:53:29 PM DEEDS 2/3

Trudie H. Hudson (SEAL)
TRUDIE H. HUDSON

William T. Hudson (SEAL)
WILLIAM T. HUDSON

State of ALABAMA
County Of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William T. Hudson and his wife Trudie H. Hudson whose names is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of December, 2017.

My commission expires:

5/12/21

Marcus Hunt
NOTARY PUBLIC

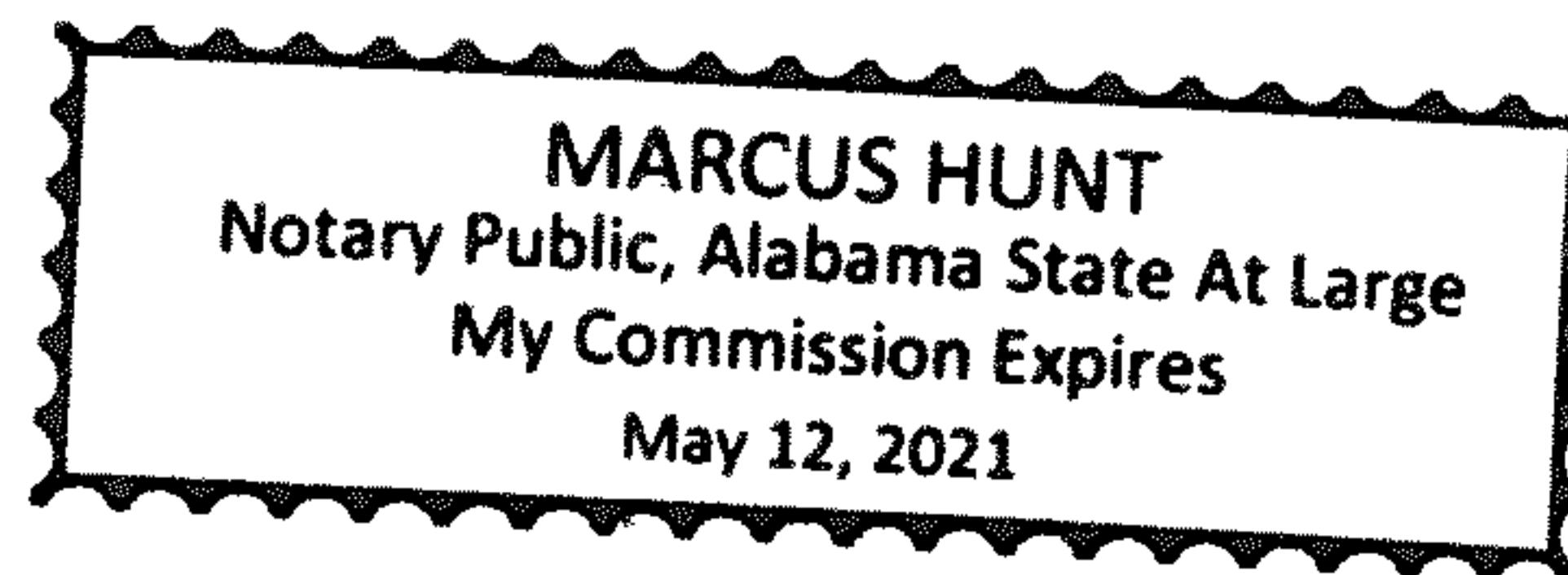


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 17-5266

Lot 13, according to the Survey of Lake Heather Estates, (Givianpour's Addition to Inverness) as recorded in Map Book 16, Page 121 A, B and C, in the Office of the Judge of Probate of Shelby County, Alabama. Together with an non-exclusive easement to use the private roadways, access easements and other easements, all as more particularly described in the Declaration of Protective Covenants for Lake Heather Estates recorded at Instrument No. 1992-18226, as amended by Instrument No. 1992-26078, 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
12/12/2017 02:53:29 PM
\$256.00 DEBBIE
20171212000443530

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".