

This instrument was prepared by:
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Send Tax Notice To:
100 Willow Creek South Lane
Alabaster AL 35007

20171218000449330
12/18/2017 11:21:40 AM
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 \$146,500.00, the amount of which can be verified in the between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, John Devin Wipperman and Riley Shae Sherman ~~Whipperman~~ a married couple. Riley Shae Sherman is one and the same as Riley Shae Sherman ~~Whipperman~~ (the "Grantor", whether one or more), whose mailing address is 156 Melissa Dr. Alabaster, AL 35007, do hereby grant, bargain, sell, and convey unto Alyssa Brown and Jacob Will Brown (the "Grantees"), whose mailing address is 100 Willow Creek South Lane, Alabaster, AL 35007, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 100 Willow Creek South Lane, Alabaster, AL 35007; 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: \$131,850.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Wipperman

IN WITNESS WHEREOF, John Devin Wipperman and Riley Shae Sherman ~~Whipperman~~ a married couple. Riley Shae Sherman is one and the same as Riley Shae Sherman ~~Whipperman~~ has/have hereunto set his/her/their hand(s) and seal(s) this 13th day of December, 2017.

John Devin Wipperman
John Devin Wipperman
Riley Shae Sherman Wipperman
Riley Shae Sherman ~~Whipperman~~
Wipperman

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that John Devin Wipperman and Riley Shae Sherman ~~Whipperman~~ f/k/a Riley Shae Sherman, 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 13th day of December, 2017.

Notary Public
Commission Expires:

10/31/2020

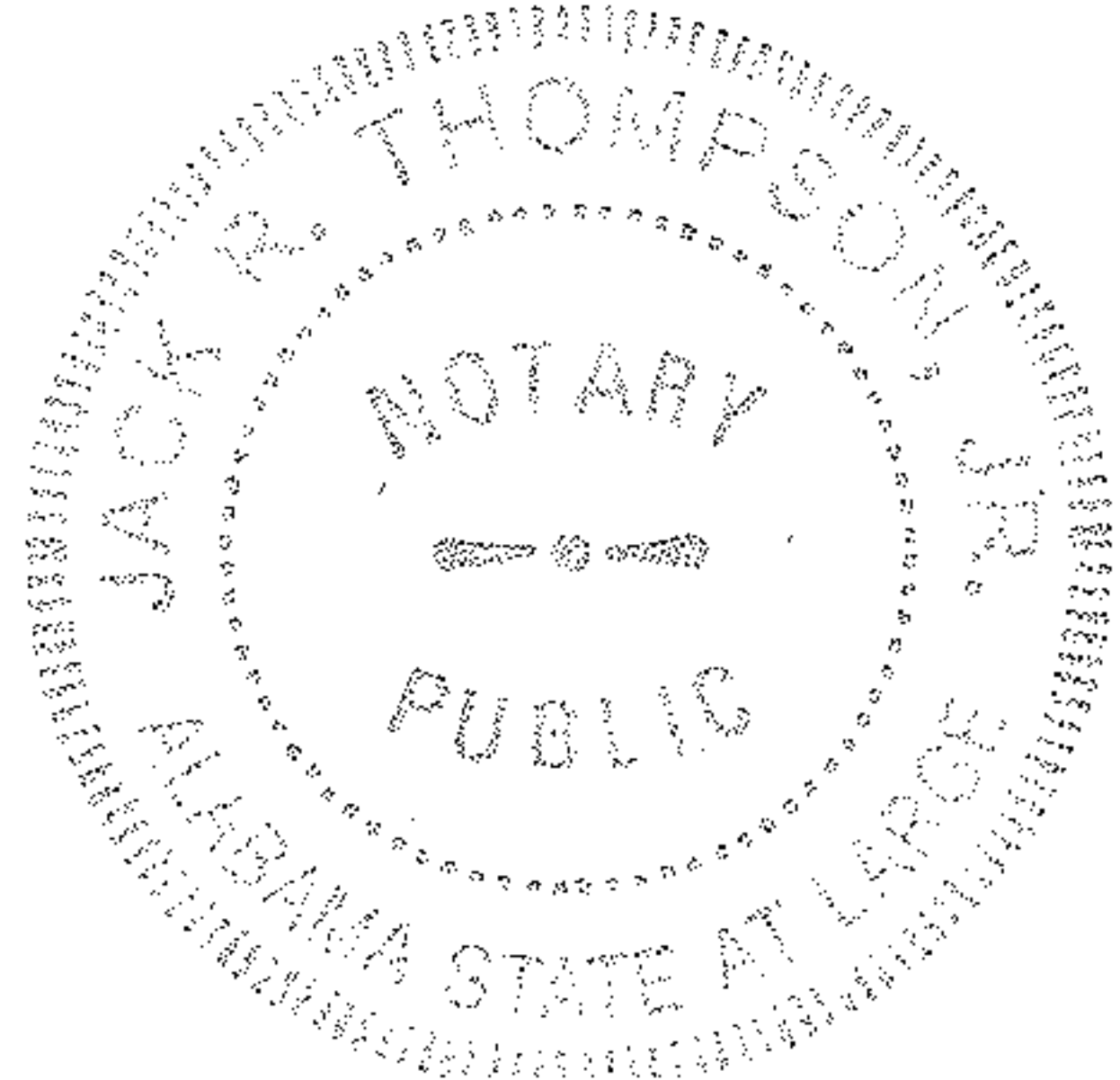


EXHIBIT "A"
Legal Description

Lot 9, according to the Survey of Willow Creek South, as recorded in Map Book 23, Page 102, 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
12/18/2017 11:21:40 AM
\$33.00 CHERRY
20171218000449330

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.