

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
(205)443-9027

Send Tax Notice To:  
Dale R. George and Sarah E. George  
6134 Eagle Point Circle  
Birmingham, AL 35242

20171222000458020  
12/22/2017 02:53:47 PM  
DEEDS 1/3

**WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

)

) KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SHELBY

)

That, in consideration of \$340,000.00, 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, Hunter Hammick, a single person (the "Grantor", whether one or more), whose mailing address is 1356 Levi Green Rd. Hordley AL 35079 do hereby grant, bargain, sell, and convey unto Dale R. George and Sarah E. George (the "Grantees"), whose mailing address is 6134 Eagle Point Circle, Birmingham, AL 35242, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 6134 Eagle Point Circle, Birmingham, AL 35242; to-wit:

Lot 804, according to the Survey of Eagle Point - 8th Sector, as recorded in Map Book 24, Page 127, in the Probate Office of Shelby County, Alabama.

Subject to:

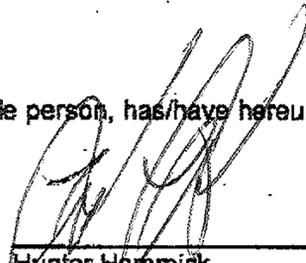
- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

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: \$323,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Hunter Hammick, a single person, has/have hereunto set his/her/their hand(s) and seal(s) this 20th day of December, 2017.

  
\_\_\_\_\_  
Hunter Hammick

State of \_\_\_\_\_

County of \_\_\_\_\_

I, \_\_\_\_\_, a notary for said County and in said State, hereby certify that Hunter Hammick, a single person, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the \_\_\_\_\_ of December, 2017.

\_\_\_\_\_  
Notary Public

Commission Expires:

**SEE ATTACHED NOTORIAL  
CERTIFICATE**

**20171222000458020 12/22/2017 02:53:47 PM DEEDS 2/3**

# California Acknowledgment Form

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Placer } ss.

20171222000458020 12/22/2017 02:53:47 PM DEEDS 3/3

On December 19, 2017 before me, Karen Catanio, Notary Public  
(here insert name and title of the officer)

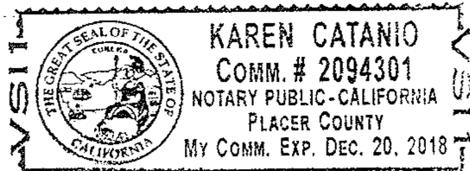
personally appeared Hunter Hammick

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Seal =

WITNESS my hand and official seal.



Karen Catanio  
Signature of Notary



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/22/2017 02:53:47 PM  
\$38.00 CHERRY  
20171222000458020

[Signature]

## Optional Information

To help prevent fraud, it is recommended that you provide information about the attached document below.  
\*\*\*This is not required under California State notary public law.\*\*\*

Document Title: \_\_\_\_\_ # of Pages: \_\_\_\_\_

## Notes

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