

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:
Hardrick Lavan Fountain
156 Oaklyn Hills Drive
Chelsea, AL 35043

20180104000004130
01/04/2018 11:33:35 AM
DEEDS 1/2

WARRANTY DEED

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

That, in consideration of \$199,900.00, 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, Amy Landers, an unmarried woman Scott Landers, an unmarried man (the "Grantor", whether one or more), whose mailing address is 1321 Riverford Circle, Hoover, AL 35216, do hereby grant, bargain, sell, and convey unto Hardrick Lavan Fountain (the "Grantee", whether one or more), whose mailing address is 156 Oaklyn Hills Drive, Chelsea, AL 35043, the following-described real estate situated in Shelby County, Alabama, the address of which is 156 Oaklyn Hills Drive, Chelsea, AL 35043; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

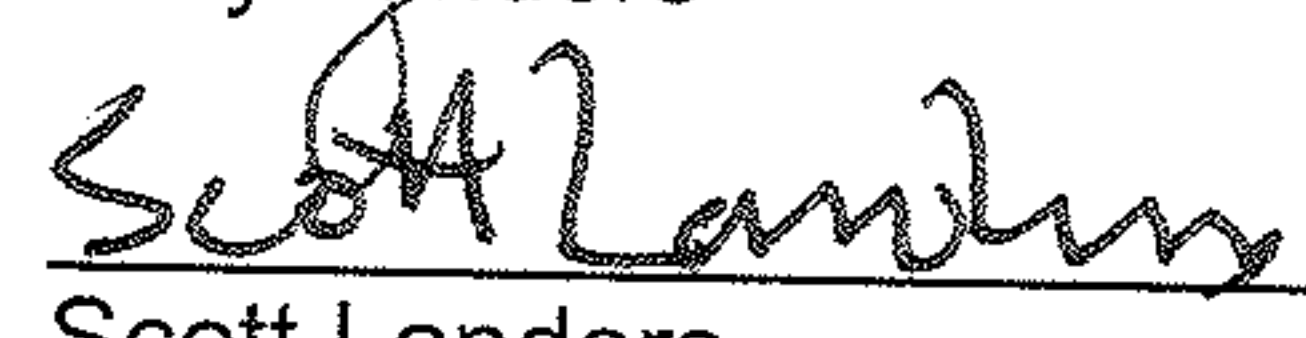
- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

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: \$199,900.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Amy Landers, an unmarried woman Scott Landers, an unmarried man, has/have hereunto set his/her/their hand(s) and seal(s) this 2nd day of January, 2018.

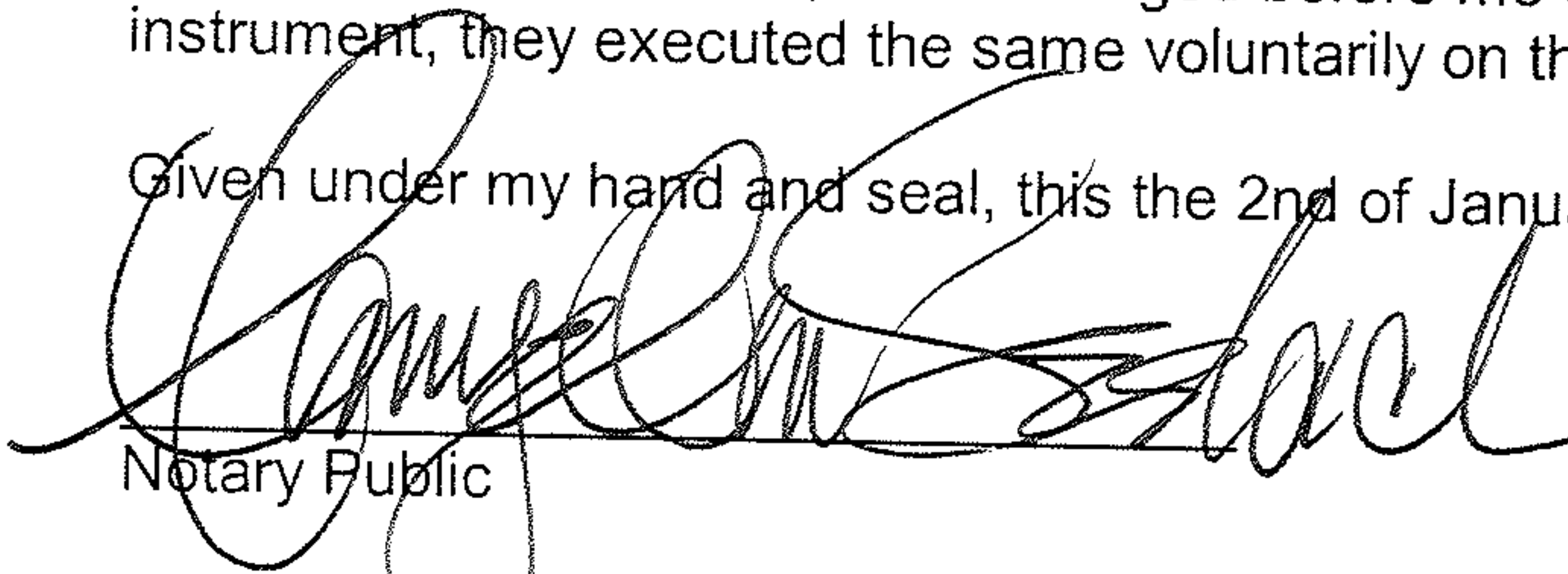

Amy Landers

Scott Landers

State of Alabama

County of ~~Shelby~~ Jefferson

I, the undersigned, a notary for said County and in said State, hereby certify that Amy Landers, an unmarried woman Scott Landers, an unmarried man, 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 hand and seal, this the 2nd of January, 2018.


Notary Public

Commission Expires:

My Commission Expires:
June 17, 2021

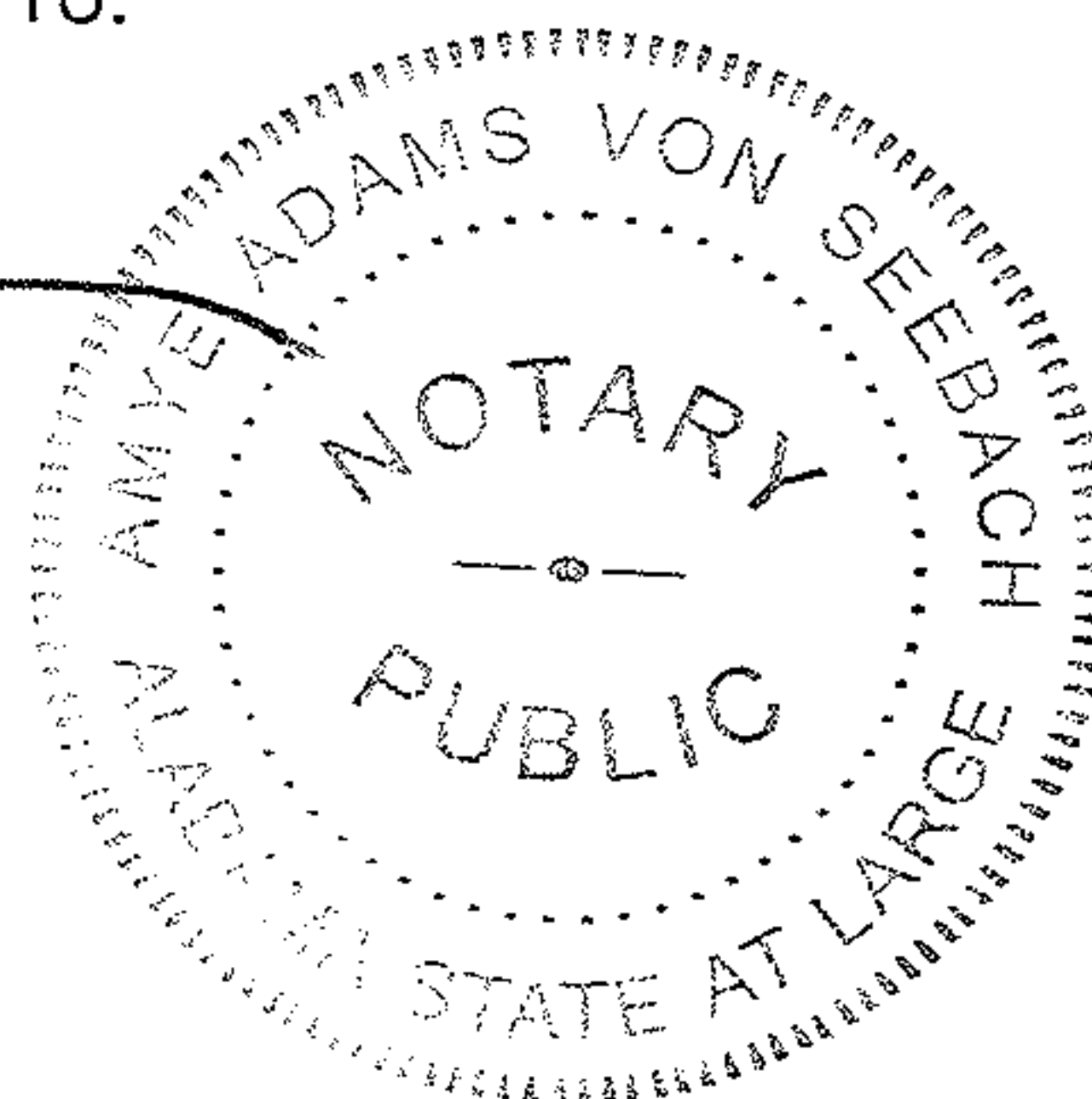


EXHIBIT "A"
Legal Description

Lot 15, according to the Survey of Oaklyn Hills, Phase I, as recorded in Map Book 24, page 50 A & B, in the Probate Office of Shelby County, Alabama.

20180104000004130 01/04/2018 11:33:35 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/04/2018 11:33:35 AM
\$19.00 CHERRY
20180104000004130

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