

This instrument was prepared by:
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3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

20180108000006370
01/08/2018 08:30:19 AM
DEEDS 1/2

Send Tax Notice To:
206 Melton St.
Alabaster, AL 35007

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That, in consideration of \$119,900.00, 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, Steve Harless a married man, This does not constitute the homestead property of the Grantor or his spouse (the "Grantor", whether one or more), whose mailing address is 2474 Smokey Rd Alabaster AL 35007, do hereby grant, bargain, sell, and convey unto David Blair and Brei Greer (the "Grantees"), whose mailing address is 206 Melton St. 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 206 Melton Street, 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: \$121,111.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.


IN WITNESS WHEREOF, Steve Harless a married man, This does not constitute the homestead property of the Grantor or his spouse has/have hereunto set his/her/their hand(s) and seal(s) this 4th day of January, 2018.


Steve Harless

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Steve Harless, 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 official hand and seal this the 4th day of January, 2018.


Notary Public
Commission Expires: 10/31/2020

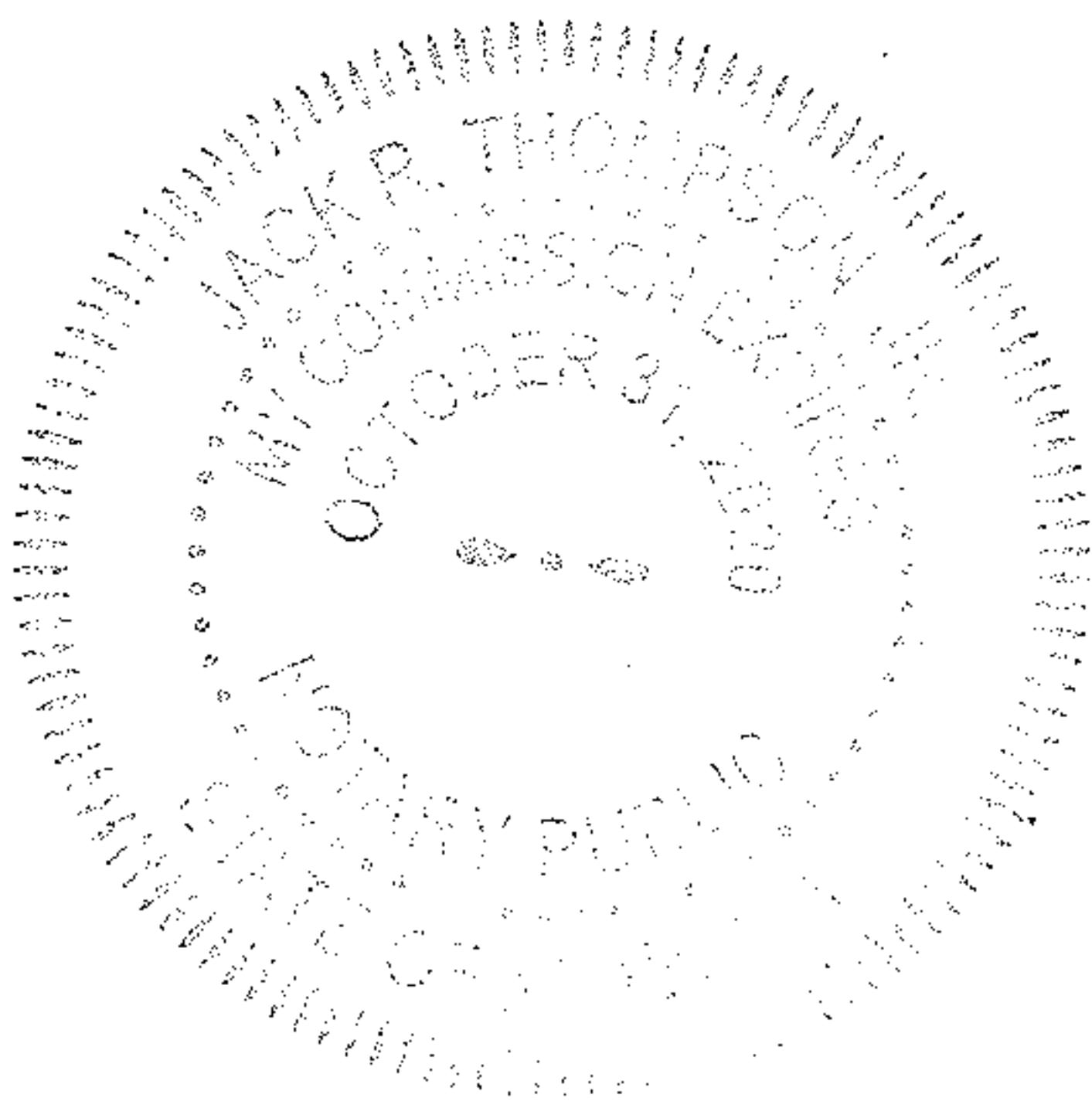


EXHIBIT "A"
Legal Description

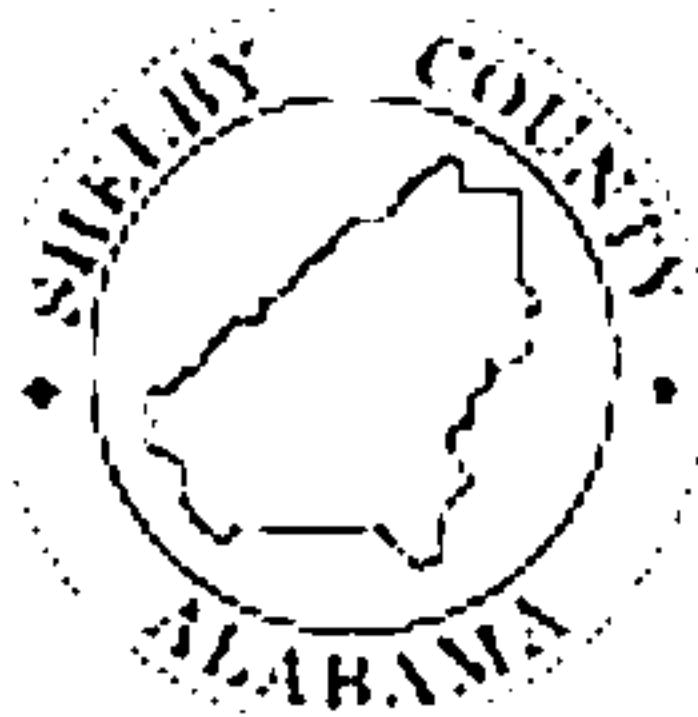
Lot 2-A, according to the Survey of Melton Street Parcel 1-A, as recorded in Map Book 36, Page 32, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama

BEING PREVIOUSLY DESCRIBED AS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE SOUTHWEST ONE-FOURTH OF THE NORTHEAST ONE-FOURTH OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 12 EAST, SHELBY COUNTY, ALABAMA AND THE WEST RIGHT-OF-WAY OF MELTON STREET, AS NOW LOCATED IN THE CITY OF MONTEVALLO, ALABAMA; THENCE PROCEED NORTH 00 DEGREES 39 MINUTES 35 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY OF SAID MELTON STREET FOR A DISTANCE OF 190.64 FEET (SET PK NAIL) TO

THE POINT OF BEGINNING. FROM THIS BEGINNING POINT PROCEED NORTH 87 DEGREES 03 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 144.54 FEET (SET W REBAR); THENCE PROCEED NORTH 00 DEGREES 23 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 147.25 FEET TO A CAPPED REBAR IN PLACE; THENCE PROCEED NORTH 88 DEGREES 05 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 144.18 FEET TO A 2" IRON IN PLACE BEING LOCATED ON THE WEST RIGHT-OF-WAY OF SAID STREET; THENCE PROCEED SOUTH 00 DEGREES 26 MINUTES 59 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY OF SAID STREET FOR A DISTANCE OF 159.49 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS LOCATED IN THE SOUTHWEST ONE-FOURTH OF THE NORTHEAST ONE-FOURTH OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 12 EAST, SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/08/2018 08:30:19 AM
\$19.00 CHERRY
20180108000006370

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