

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:
Andrea M. Gardenhour
1734 Tecumseh Trail
Pelham, AL 35124

20180122000021720
01/22/2018 01:49:18 PM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

)
) KNOW ALL MEN BY THESE PRESENTS
)

That, in consideration of \$218,500.00, 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, John Paul Britton and Nancy T. Britton, a married couple (the "Grantor", whether one or more), whose mailing address is 1734 Tecumseh Trail, Pelham, AL 35124, do hereby grant, bargain, sell, and convey unto Andrea M. Gardenhour (the "Grantee", whether one or more), whose mailing address is 1734 Tecumseh Trail, Pelham, AL 35124, the following-described real estate situated in Shelby County, Alabama, the address of which is 1734 Tecumseh Trail, Pelham, AL 35124; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

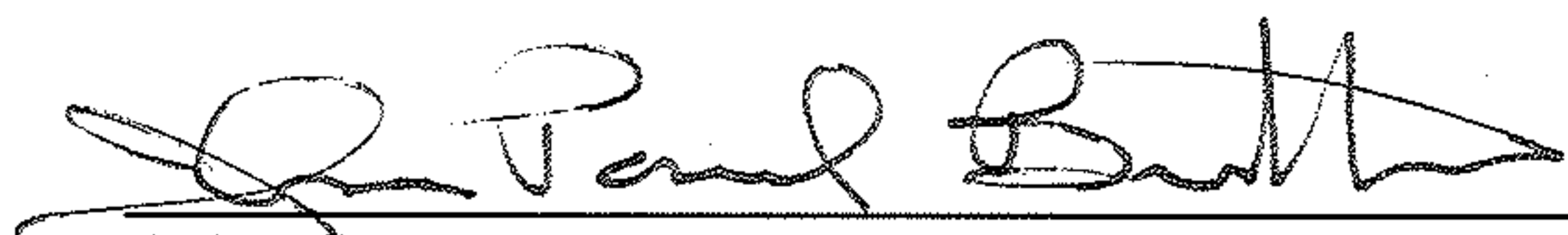
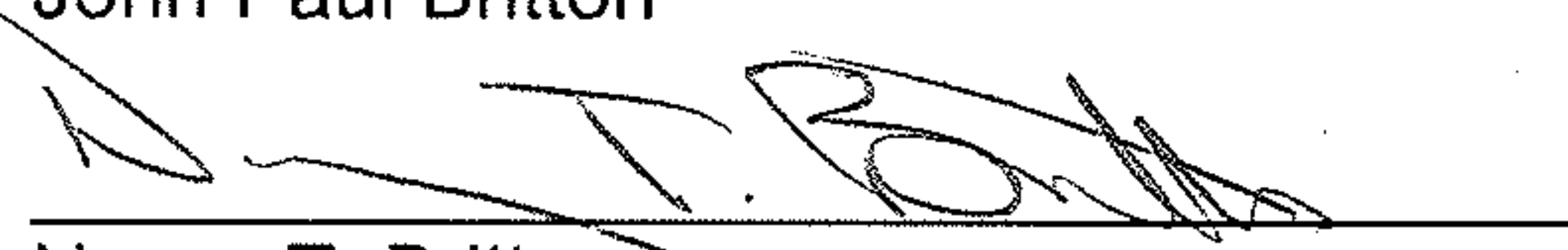
- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

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: \$207,575.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, John Paul Britton and Nancy T. Britton, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 18th day of January, 2018.

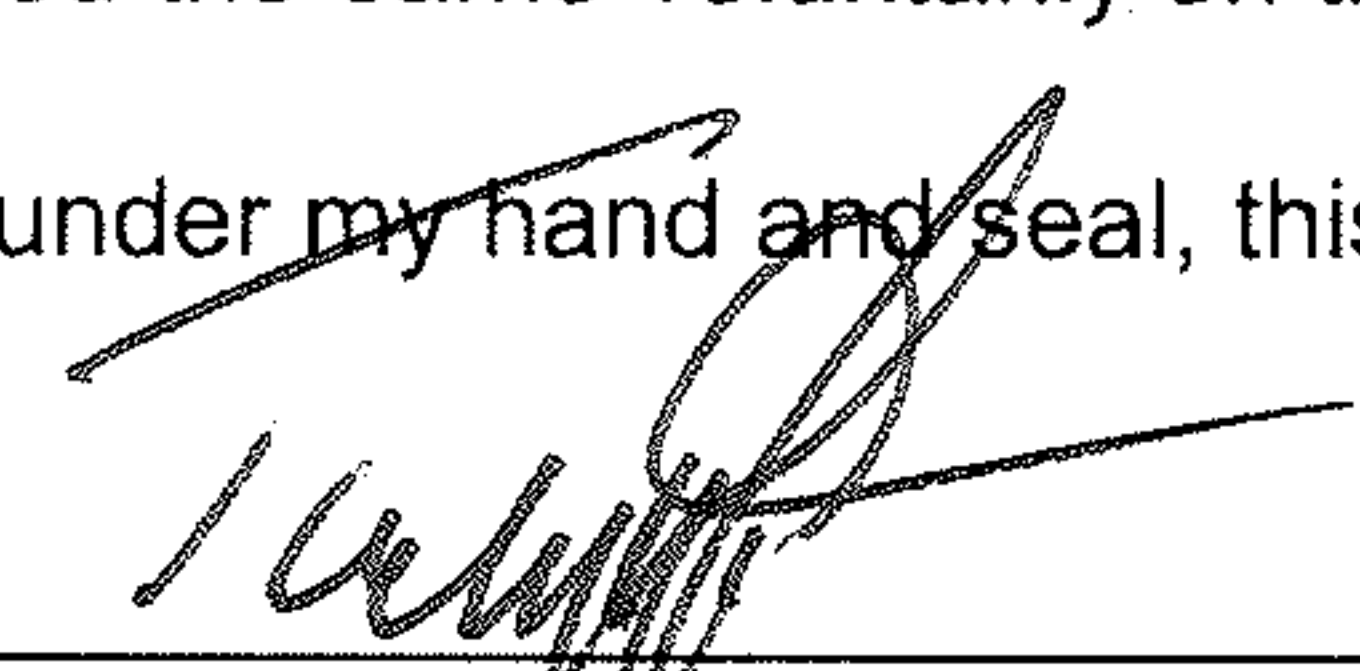

John Paul Britton

Nancy T. Britton

State of Alabama

County of Jefferson

I, the undersigned, a notary for said County and in said State, hereby certify that John Paul Britton and Nancy T. Britton, a married couple, 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 18th of January, 2018.


Notary Public

Commission Expires: 10/31/2020

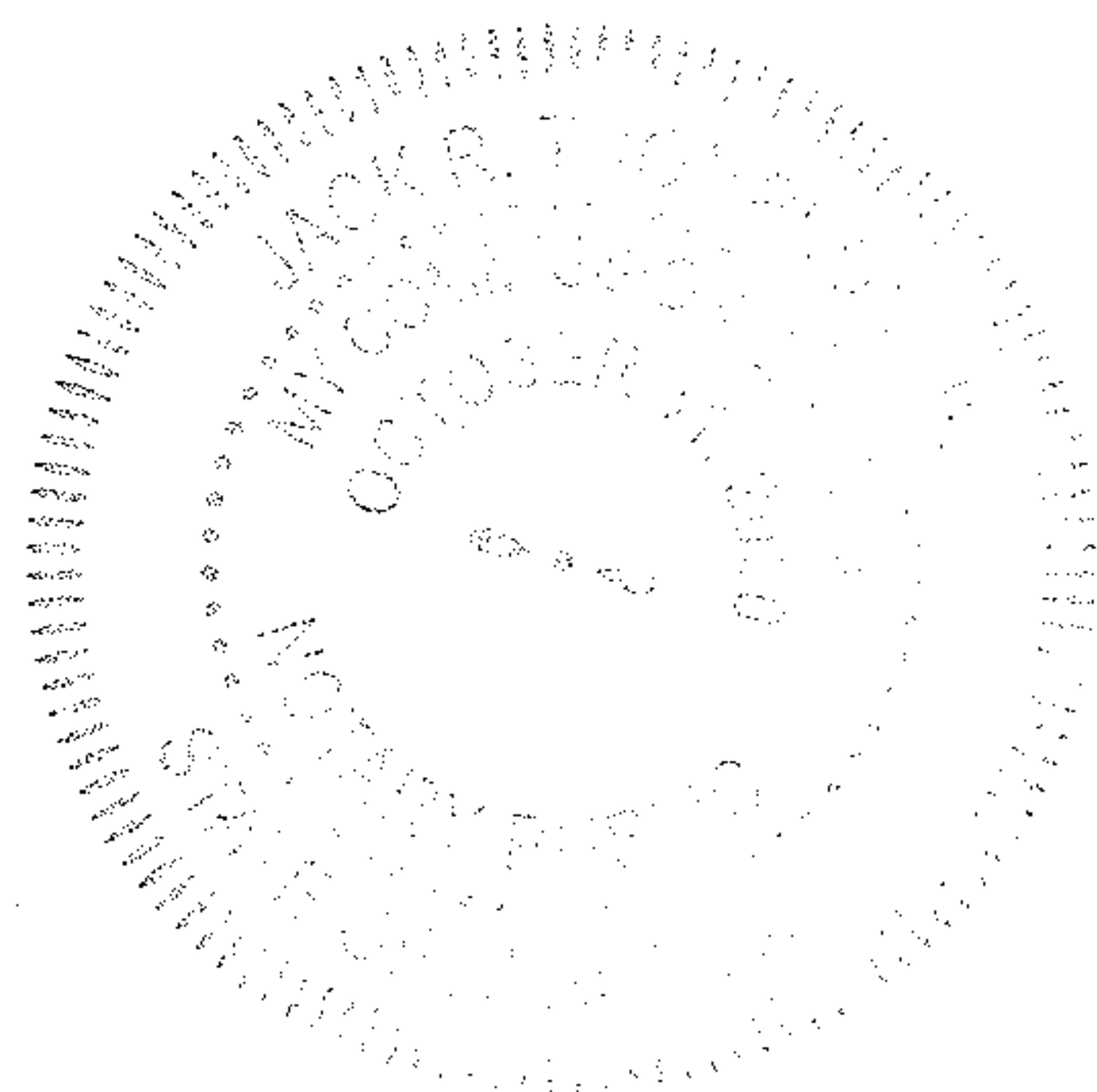


EXHIBIT "A"
Legal Description

Lot 1, Block 3, according to the Survey of Wooddale as recorded in Map Book 5, Page 86, in the Probate Office of Shelby County, Alabama.

20180122000021720 01/22/2018 01:49:18 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/22/2018 01:49:18 PM
\$29.00 CHERRY
20180122000021720

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