

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:
James Bruce Bright
2690 Pump House Rd.
Mountain Brook, AL 35243

\$121,000.00 of this purchase price is being paid by the proceeds of first mortgage loan
executed and recorded simultaneously herewith

20180301000065850
03/01/2018 10:43:28 AM
DEEDS 1/2

WARRANTY DEED

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

That, in consideration of \$141,000.00, 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, Alfred M. West and Phyllis A. West, husband and wife (the "Grantor", whether one or more), whose mailing address is 220 Summer Hill Drive, Alabaster, AL 35007, do hereby grant, bargain, sell, and convey unto James Bruce Bright (the "Grantee", whether one or more), whose mailing address is 2690 Pump House Rd., Mountain Brook, AL 35243, the following-described real estate situated in Shelby County, Alabama, the address of which is 220 Summer Hill Drive, 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 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.

IN WITNESS WHEREOF, Alfred M. West and Phyllis A. West, husband and wife, has/have hereunto set his/her/their hand(s) and seal(s) this 21st day of February, 2018.

Alfred M. West
Alfred M. West
Phyllis A. West
Phyllis A. West

State of Alabama

County of Jefferson

I, The undersigned, a notary for said County and in said State, hereby certify that Alfred M. West and Phyllis A. West, husband and wife , 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 21st of February, 2018.

[Signature]
Notary Public

Commission Expires:

My Commission Expires:
June 17, 2021

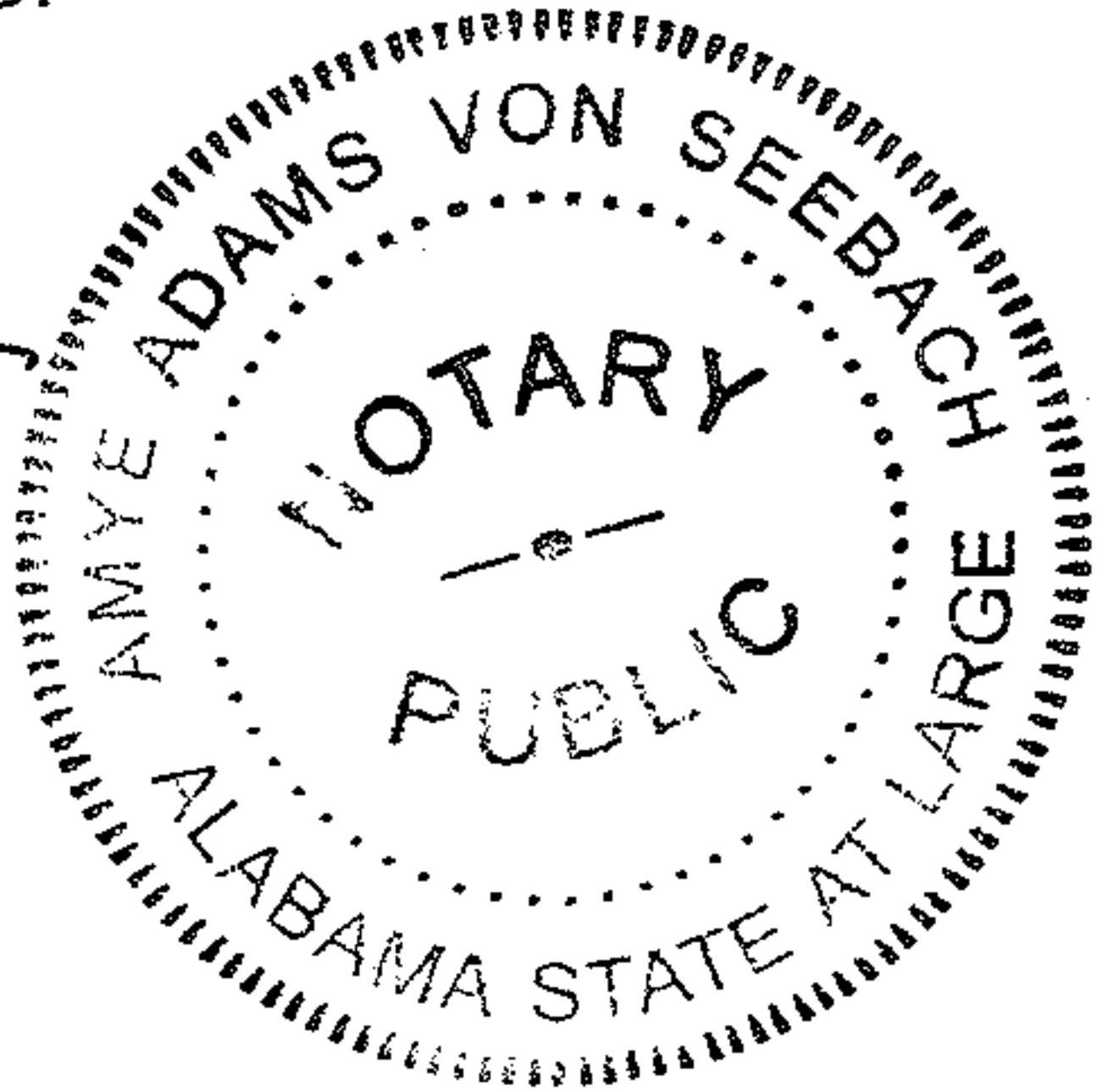


EXHIBIT "A"
Legal Description

Lot 50A, according to a Resurvey of Lots 38-43 and Lots 46-61B Summer Brook Sector 5, Phase 6, as recorded in Map Book 24, Page 41, in the Probate Office of Shelby County, Alabama.

20180301000065850 03/01/2018 10:43:28 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/01/2018 10:43:28 AM
\$38.00 CHERRY
20180301000065850

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