

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:  
Kenneth D. Crenshaw and Cecilia Crenshaw  
545 Sheffield Way  
Birmingham, AL 35242

20180302000068150  
03/02/2018 12:14:36 PM  
DEEDS 1/2

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That, in consideration of \$570,000.00, 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, Robert J. Teel, Jr. and Jane H. Teel, a married couple (the "Grantor", whether one or more), whose mailing address is 1040 Regency Way, Birmingham, Al 35242, do hereby grant, bargain, sell, and convey unto Kenneth D. Crenshaw and Cecilia Crenshaw (the "Grantees"), whose mailing address is 545 Sheffield Way, 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 545 Sheffield Way, Birmingham, AL 35242; to-wit:

Lot 226, according to the Map of Highland Lakes, 22nd Sector, Phase 1, an Eddleman Community, as recorded in Map Book 33, Page 79, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 and further amended in Instrument No. 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, Phase I, recorded as Instrument No. 20040823000471390 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

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.

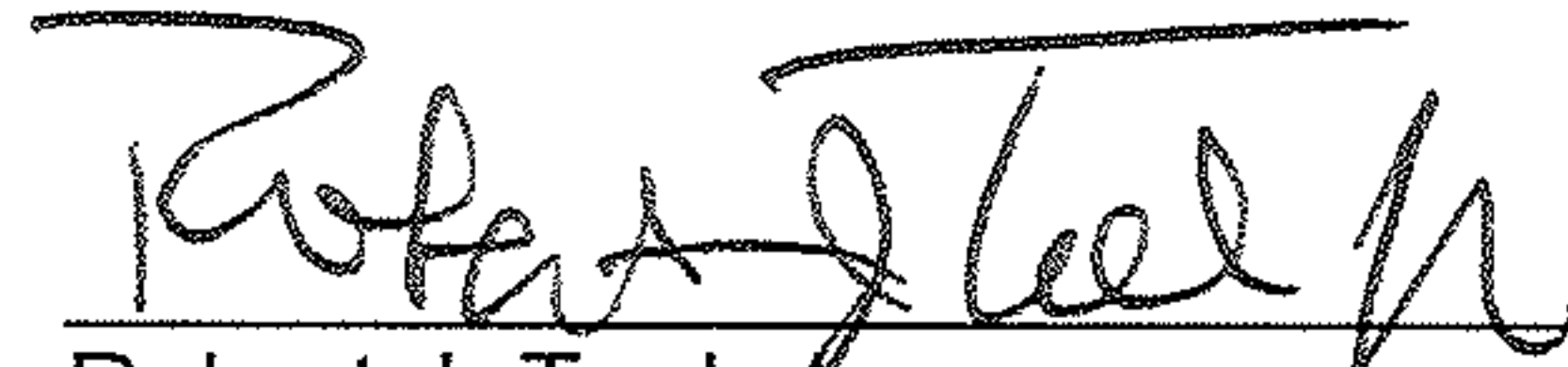
TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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: \$456,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.



IN WITNESS WHEREOF, Robert J. Teel, Jr. and Jane H. Teel, has/have hereunto set his/her/their hand(s) and seal(s) this 28th day of February, 2018.

  
Robert J. Teel, Jr.

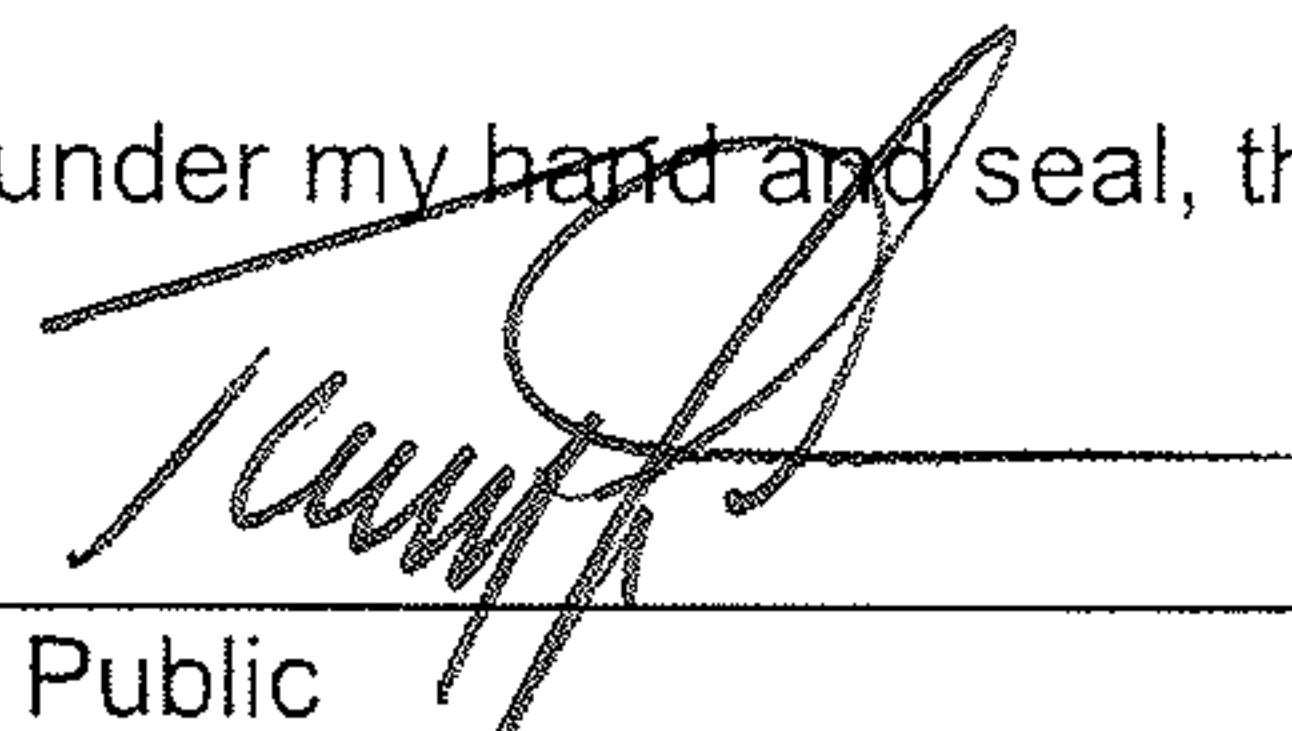
  
Jane H. Teel

State of Alabama

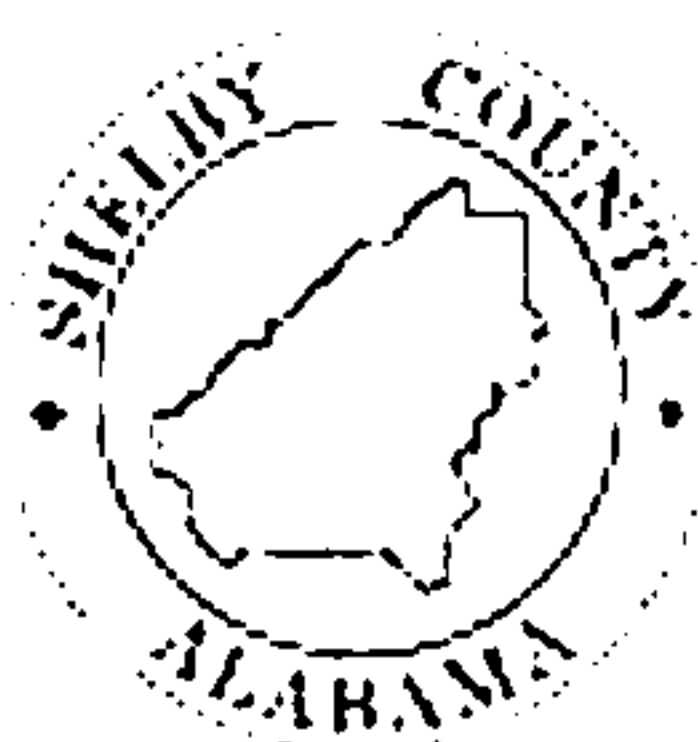
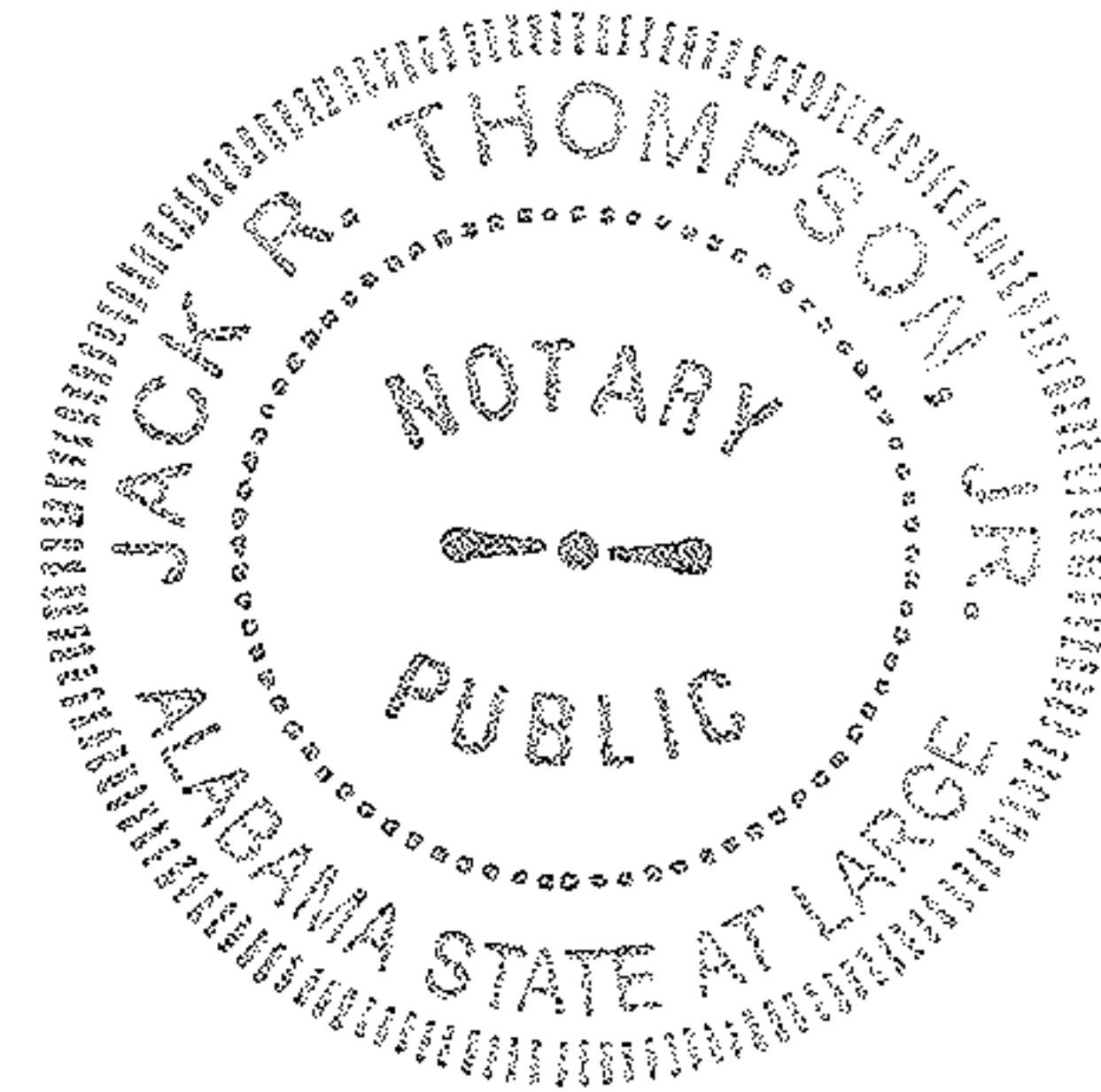
County of Shelby

I, the undersigned, a notary for said County and in said State, hereby certify that Robert J. Teel, Jr. and Jane H. Teel, 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 28th of February, 2018.

  
Notary Public

Commission Expires: 10/31/2020



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/02/2018 12:14:36 PM  
\$132.00 CHERRY  
20180302000068150

