

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:  
Andrew Ryan Kabcenel and Adrain A.  
Kabcenel  
10 Monte Bello Lane  
Montevallo, AL 35115

**20180316000087780**  
**03/16/2018 12:28:40 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 \$138,000.00, 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, Morris Steele Prestridge, a single person (the "Grantor", whether one or more), whose mailing address is 909 6th Avenue SW, Alabaster, AL 35007, do hereby grant, bargain, sell, and convey unto Andrew Ryan Kabcenel and Adrain A. Kabcenel (the "Grantees"), whose mailing address is 10 Monte Bello Lane, Montevallo, AL 35115, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 10 Monte Bello Lane, Montevallo, AL 35115; 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: \$120,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Morris Steele Prestridge, a single person, has/have hereunto set his/her/their hand(s) and seal(s) this 14th day of March, 2018.

*Morris Steele Prestridge*  
Morris Steele Prestridge

State of Alabama

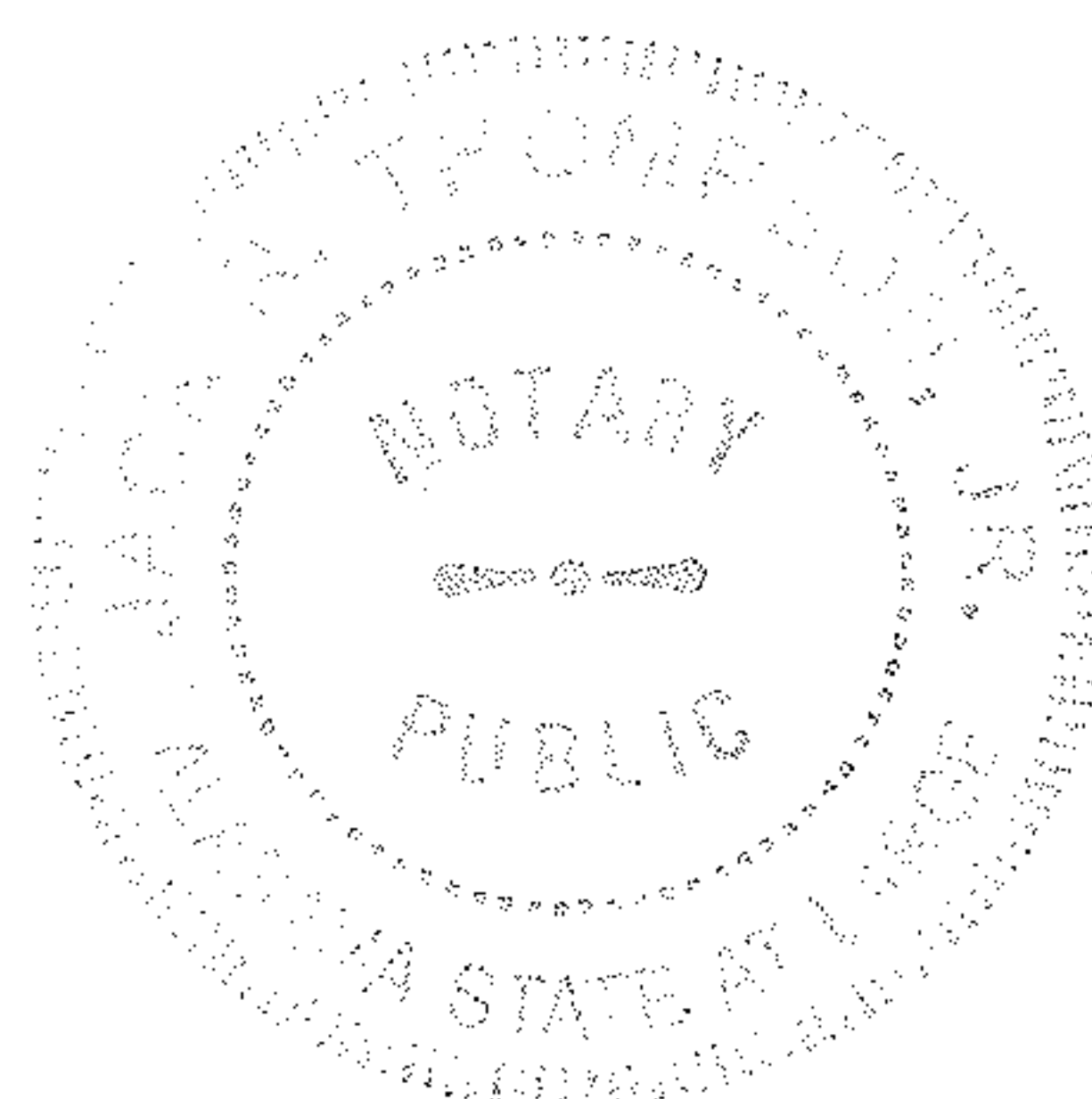
County of Jefferson

I, The undersigned, a notary for said County and in said State, hereby certify that Morris Steele Prestridge, a single person, 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 hand and seal, this the 14th of March, 2018.

*[Signature]*  
Notary Public

Commission Expires: 10/31/2020



**EXHIBIT "A"**  
**Legal Description**

Lot 10, according to the Survey of Monte Bello, as recorded in Map Book 6, Page 23, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

**20180316000087780 03/16/2018 12:28:40 PM DEEDS 2/2**



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/16/2018 12:28:40 PM  
\$36.00 CHERRY  
20180316000087780

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the typed name of the County Clerk.