

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:
Denise Smith and Todd Smith, a married couple
180 Bentley Circle
Shelby, AL 35143

20180501000146500
05/01/2018 10:31:18 AM
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 \$336,150.00, 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, Larry W. McGiboney and Janet M. McGiboney, a married couple (the "Grantor", whether one or more), whose mailing address is 732 Jasmine Way, Hoover, AL 35226, do hereby grant, bargain, sell, and convey unto Denise Smith and Todd Smith, a married couple (the "Grantees"), whose mailing address is 180 Bentley Circle, Shelby, AL 35143, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 180 Bentley Circle, Shelby, AL 35143; to-wit:

SEE ATTACHED EXHIBIT "A"


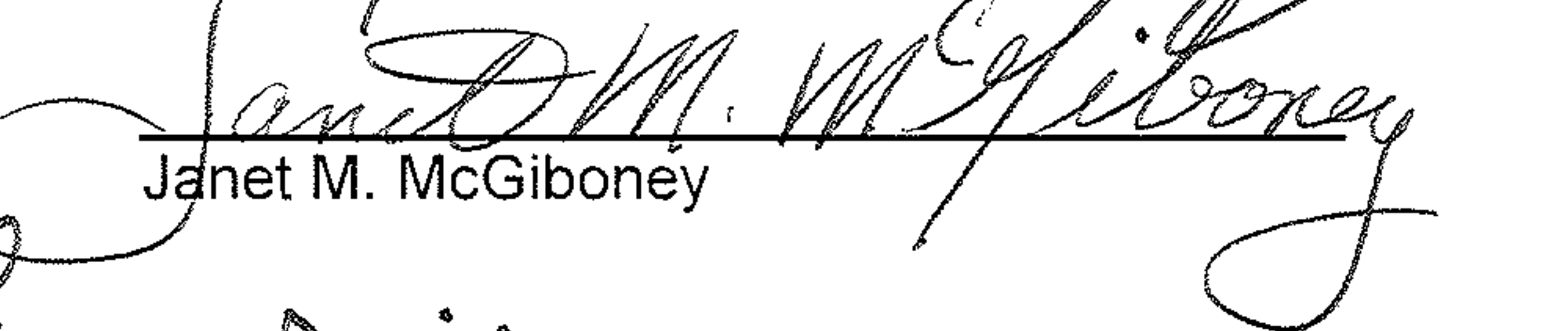
- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

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: \$319,343.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Larry W. McGiboney and Janet M. McGiboney, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 27th day of April, 2018.


Larry W. McGiboney

Janet M. McGiboney

Sworn to and subscribed before me this 27th day of April, 2018.


Notary Public

My Commission Expires: 10/31/2020

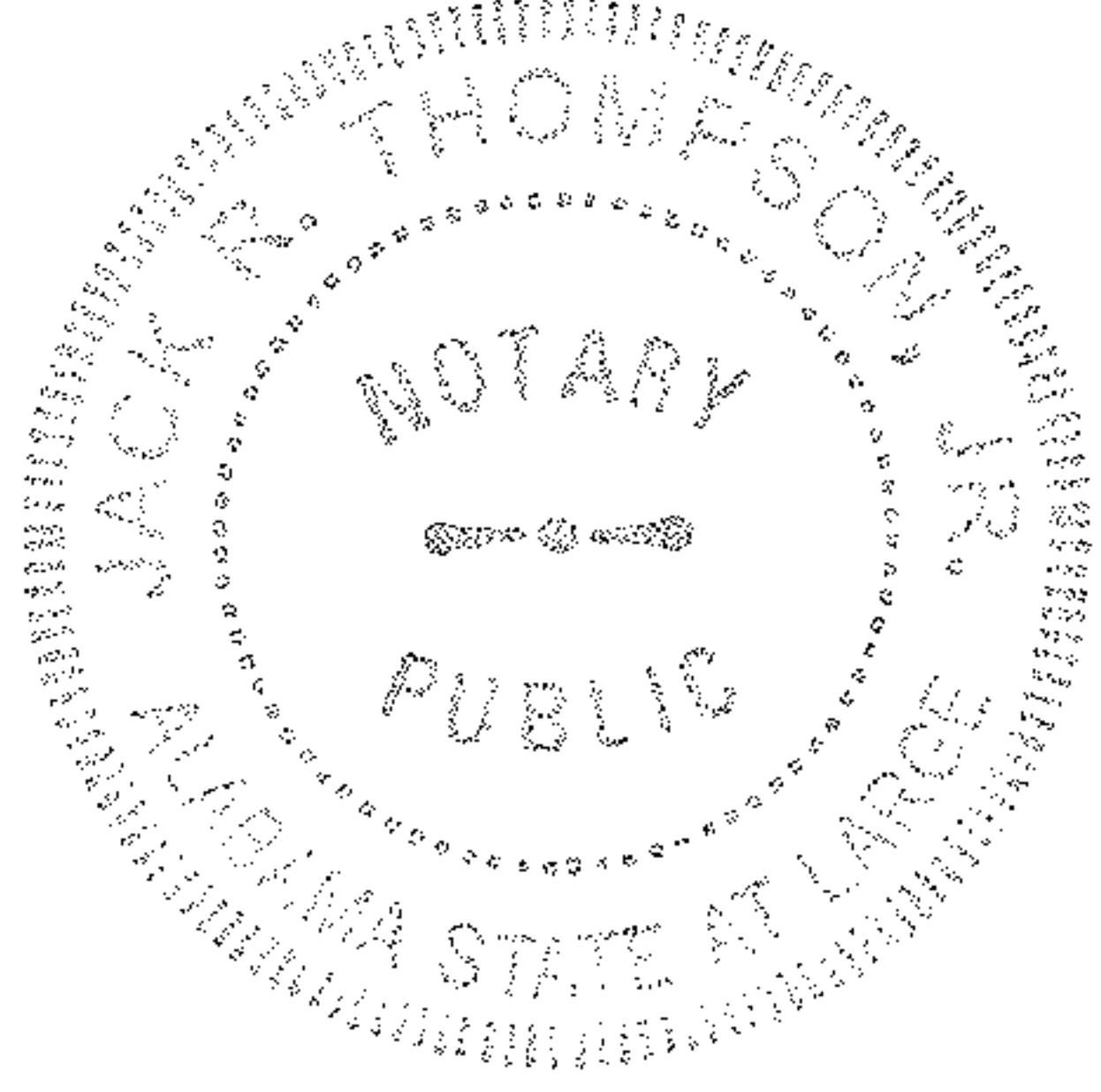


EXHIBIT "A"
Legal Description

Lot 7, according to the Survey of Shelby Shores, 1977 Addition, as recorded in Map Book 7, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/01/2018 10:31:18 AM
\$35.00 CHERRY
20180501000146500

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