

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 D Gill and Paige H. Gill  
4428 Hwy 30  
Wilsonville, AL 35186

**20180530000189500**  
**05/30/2018 03:47:36 PM**  
**DEEDS 1/2**

**WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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

That, in consideration of \$230,000.00, 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, Ivan Greene and Joy Greene, a married couple (the "Grantor", whether one or more), whose mailing address is 138 COVE CT. WILSONVILLE, AL 35186, do hereby grant, bargain, sell, and convey unto James D Gill and Paige H. Gill (the "Grantees"), whose mailing address is 4428 Hwy 30, Wilsonville, AL 35186, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 4428 Hwy 30, Wilsonville, AL 35186; to-wit:

Lot 4-A, according to Horton's Resurvey of Murphee Estates, as recorded in Map Book 35, Page 1, in the Probate Office of Shelby County, Alabama.

- 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: \$218,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Ivan Greene and Joy Greene, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 29th day of May, 2018.

Ivan Greene  
Ivan Greene  
Joy Greene  
Joy Greene

State of Alabama

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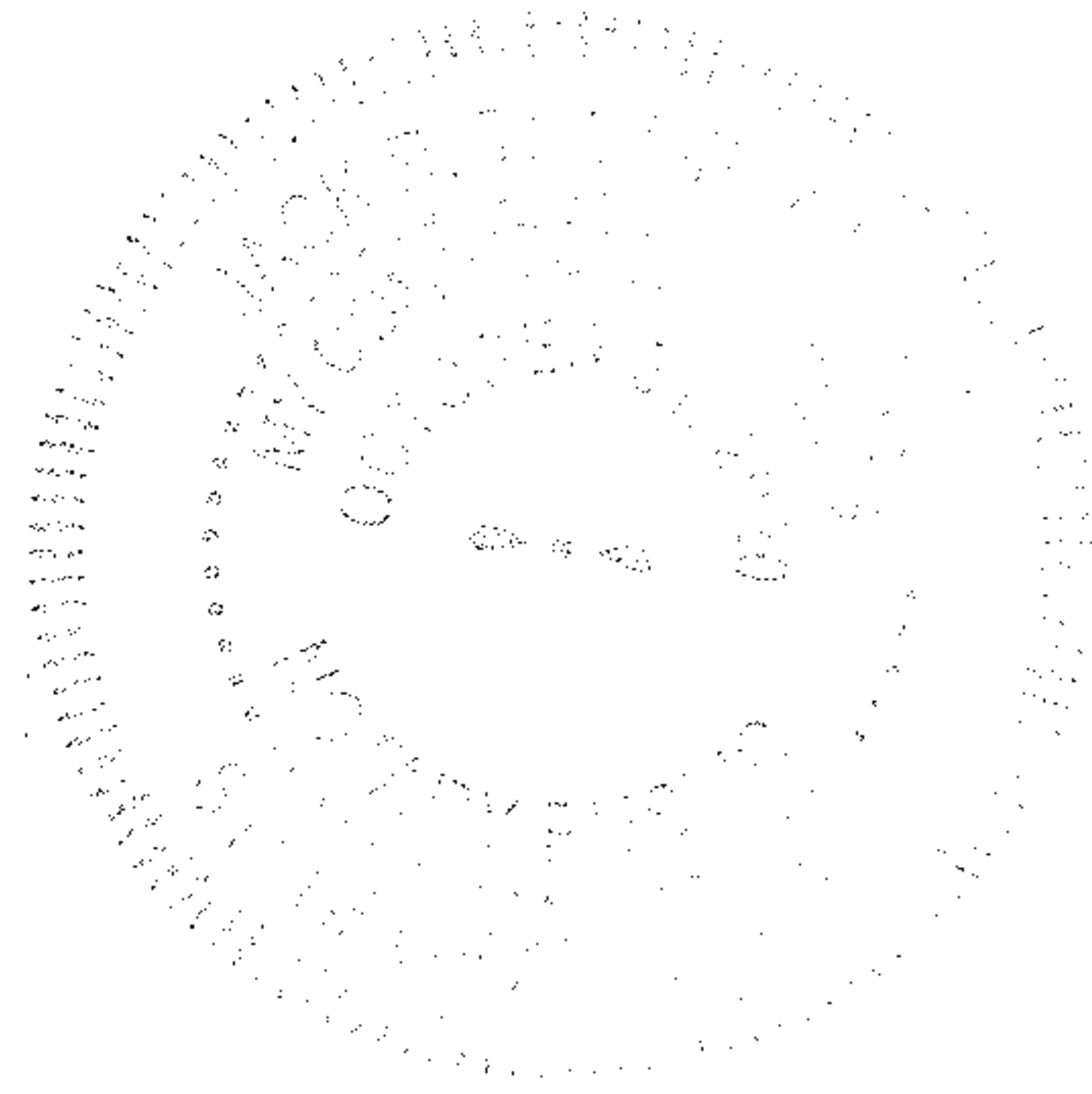
County of Shelby

I, The Undersigned, a notary for said County and in said State, hereby certify that Ivan Greene and Joy Greene, 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 29th of May, 2018.

[Signature]  
Notary Public

Commission Expires: 10/31/2020



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/30/2018 03:47:36 PM  
\$29.50 CHERRY  
20180530000189500

[Signature]