

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:
Matthew K. Pollard and Jennifer Pollard
4634 Burning Tree Lane
Pelham, AL 35124

20180626000227530
06/26/2018 01:57:58 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 \$192,900.00, 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, Daniel O'Shell a/k/a Daniel R. O'Shell by Micheal O'Shell his Attorney-in-Fact and Sandra O'Shell a/k/a Sandra M. O'Shell by Micheal O'Shell, her Attorney-in-Fact, a married couple (the "Grantor", whether one or more), whose mailing address is 3540 Tuscany Drive Mims, Florida 32754 do hereby grant, bargain, sell, and convey unto Matthew Pollard and Jennifer Pollard (the "Grantees"), whose mailing address is 4634 Burning Tree Lane, Pelham, AL 35124, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 4634 Burning Tree Lane, Pelham, AL 35124; to-wit:

Lot 3, Block 6, according to the Survey of Wooddale, Third Sector, as recorded in Map Book 5, Page 133, 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: \$192,900.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Deed Effective 6/22/2018

IN WITNESS WHEREOF, Daniel O'Shell and Sandra O'Shell, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 5th day of June, 2018.

*Daniel O'Shell a/k/a Daniel R. O'Shell by
Michael O'Shell his Attorney-in-Fact*
Daniel O'Shell a/k/a Daniel R. O'Shell by Michael O'Shell his Attorney-in-Fact
*Sandra O'Shell a/k/a Sandra M. O'Shell by
Michael O'Shell her Attorney-in-Fact*
Sandra O'Shell a/k/a Sandra M. O'Shell by Michael O'Shell her Attorney-in-Fact

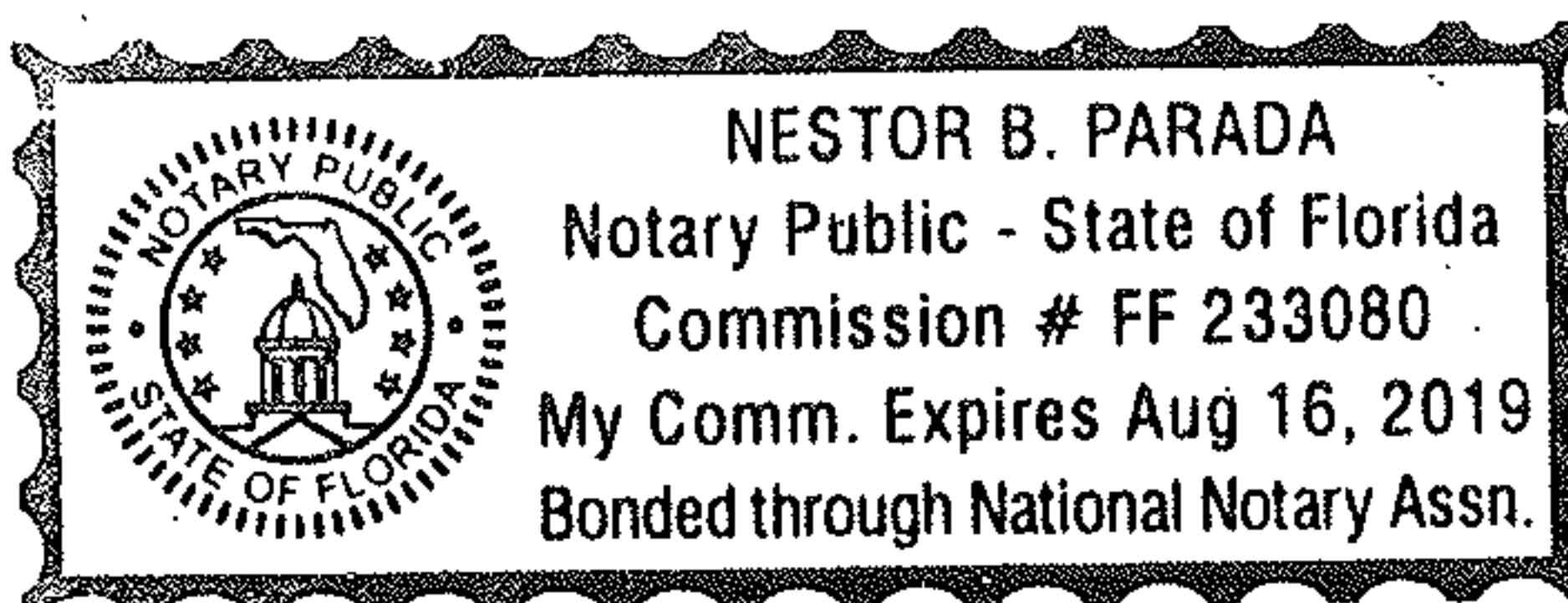
State of Florida
County of Brevard

I, The Undersigned, a notary for said County and in said State, hereby certify that Michael O'Shell whose name as Attorney in Fact for Daniel R. O'Shell a/k/a Daniel O'Shell and Sandra O'Shell a/k/a Sandra M. O'Shell is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 5th of June, 2018.

Parada
Notary Public

Commission Expires: 08/16/2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/26/2018 01:57:58 PM
\$19.00 CHERRY
20180626000227530

JW Fuhrmeister