

This instrument was prepared by:
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3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Samuel Eric Brancheau and Ashley
Elizabeth Brancheau
308 Fairfax
Birmingham, AL 35242

20180703000237200
07/03/2018 01:01:58 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 \$339,400.00, 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, Randolph Lee McLean as Personal Representative of the Estate of Patsy Sue McLean, deceased Case No 2081-105 (the "Grantor", whether one or more), whose mailing address is 4200 Memorial Park Circle, Birmingham, AL 35226, do hereby grant, bargain, sell, and convey unto Samuel Eric Brancheau and Ashley Elizabeth Brancheau (the "Grantees"), whose mailing address is 308 Fairfax, 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 308 Fairfax, Birmingham, AL 35242; to-wit:

Lot 46, according to the Survey of The Glen at Greystone, as recorded in Map book 15, Page 97, 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: \$299,409.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Randolph Lee McLean as Personal Representative of the Estate of Patsy Sue McLean, deceased Case No 2081-105, has/have hereunto set his/her/their hand(s) and seal(s) this 22nd day of June, 2018.

Randolph Lee McLean as Personal Representative
of the Estate of Patsy Sue McLean, deceased Case
No 2081-105

BY: *Randolph Lee McLean*
Randolph Lee McLean, Personal Representative

State of Alabama

County of ~~Shelby~~ Jefferson

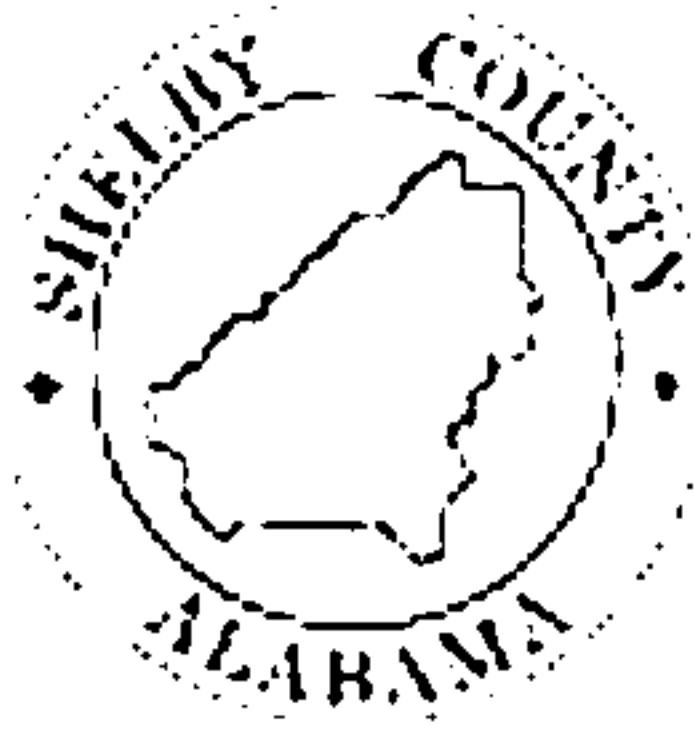
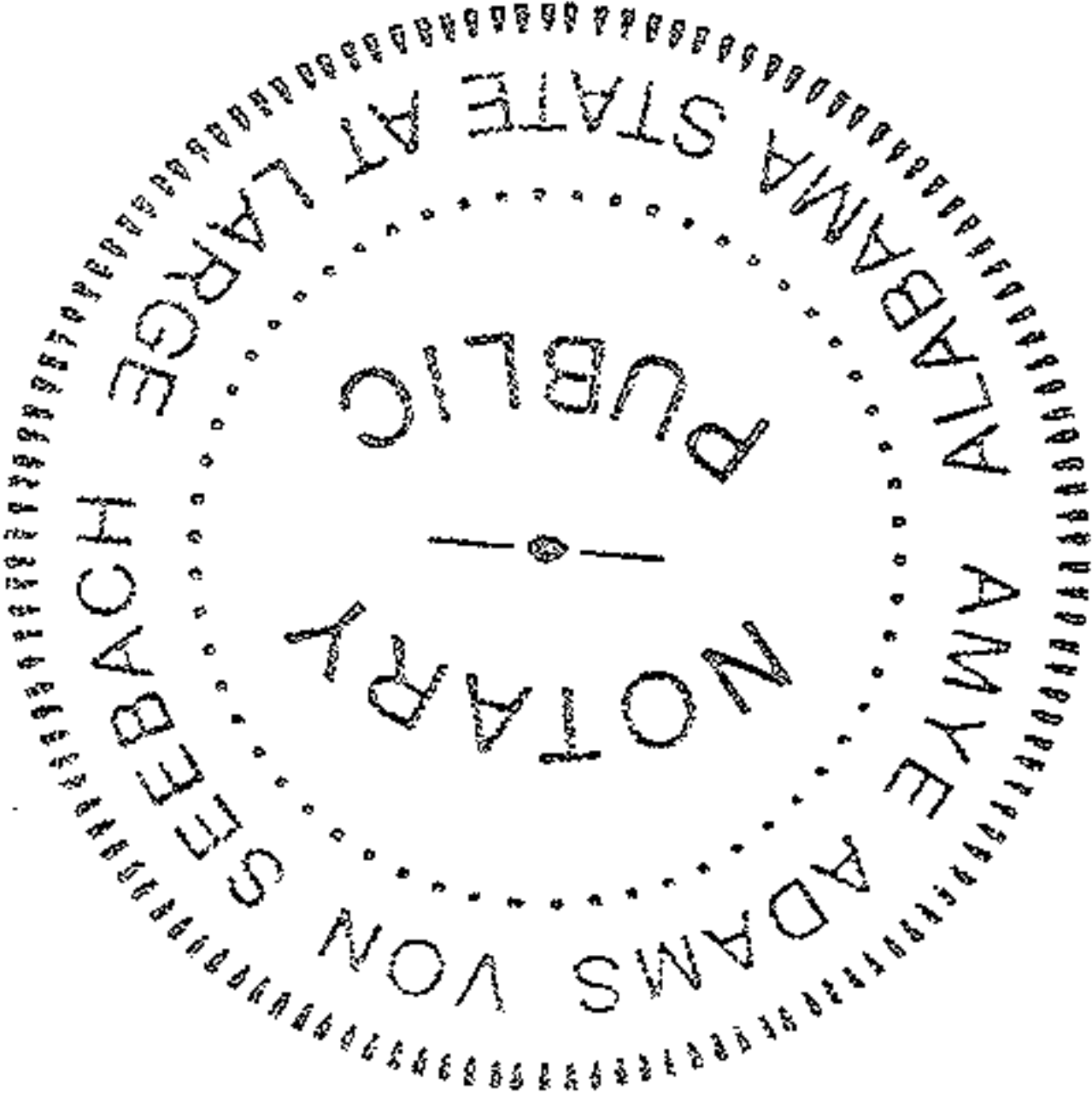
I, the undersigned, a notary for said County and in said State, hereby certify that Randolph Lee McLean whose name as Personal Representative of the Estate of Patsy Sue McLean is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such Personal Representative of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 22nd of June, 2018.

Amye Adams Von Seebach
Notary Public

Commission Expires:

My Commission Expires:
June 17, 2021



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/03/2018 01:01:58 PM
\$58.00 DEBBIE
20180703000237200

James W. Fuhrmeister