

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:
William Gray Tucker, Jr.
157 LAUHLIN LN
PELHAM, AL 35124



20180813000287900 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
08/13/2018 10:55:05 AM FILED/CERT

WARRANTY DEED

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

That, in consideration of \$345,000.00, 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, Joseph Smith and Melissa Smith, a married couple, (the "Grantor", whether one or more), whose mailing address is 1522 Grand Reserve Drive, Pelham, AL 35124, do hereby grant, bargain, sell, and convey unto William Gray Tucker, Jr. (the "Grantee", whether one or more), whose mailing address is 157 LAUHLIN LN, PELHAM, AL 35124, the following-described real estate situated in Shelby County, Alabama, the address of which is 157 LAUHLIN LN, PELHAM, AL 35124; to-wit:

Lot 1146, according to the Survey of Final Plat Lauchlin at Ballantrae, Phase 2, as recorded in Map Book 38, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to:

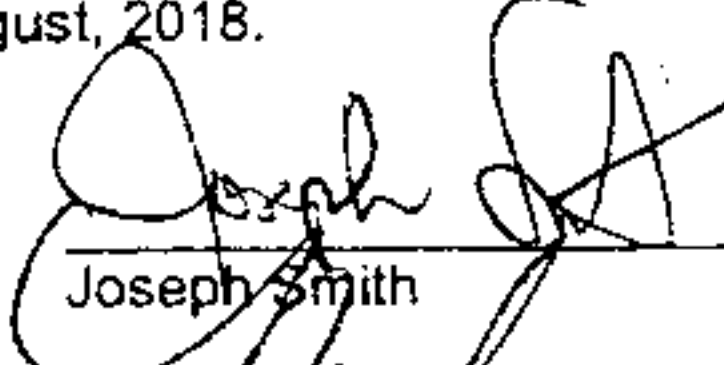
- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

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: \$356,385.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Joseph Smith and Melissa Smith, a married couple, , has/have hereunto set his/her/their hand(s) and seal(s) this 8th day of August, 2018.


Joseph Smith

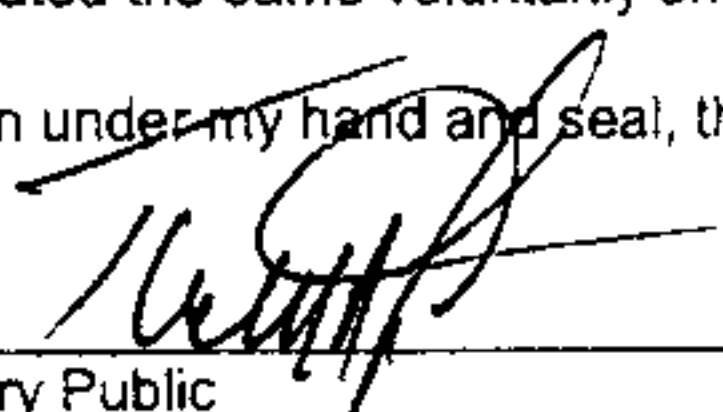
Melissa Smith

State of Alabama

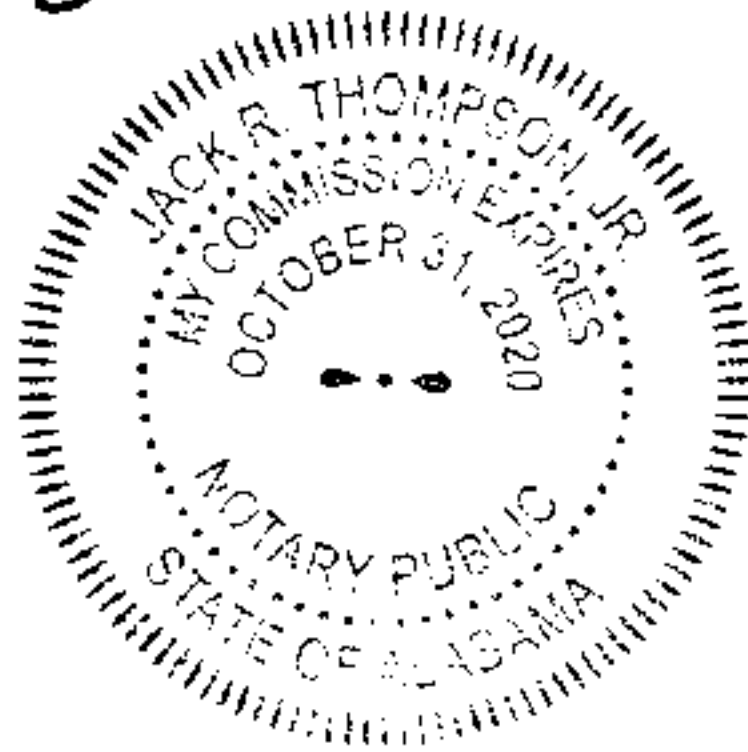
County of Shelby

I, the undersigned, a notary for said County and in said State, hereby certify that Joseph Smith and Melissa Smith, 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 8th of August, 2018.


Notary Public

Commission Expires: 10/31/2020



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Probate Judge,

