

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:
Jeanne R. Chabot and Joan P. Pepper
293 Wynlake Drive
Alabaster, AL 35007

20180905000317540
09/05/2018 08:23:16 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 \$285,000.00, 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, James D. Wheat and Lynda A. Wheat, Trustees, or their successors in trust under the Wheat Living Trust, dated November 24, 2015, (the "Grantor", whether one or more), whose mailing address is 6504 Bridgewater Way Unit 304, Panama City Beach, FL 32407, do hereby grant, bargain, sell, and convey unto Jeanne R. Chabot and Joan P. Pepper (the "Grantees"), whose mailing address is 293 Wynlake Drive, Alabaster, AL 35007, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 293 Wynlake Drive, Alabaster, AL 35007; to-wit:

Lot 176, according to the Final Plat of Wynlake, Phase 4B as recorded in Map Book 22, Page 63, 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: \$228,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, James D. Wheat and Lynda A. Wheat, Trustees, or their successors in trust under the Wheat Living Trust, dated November 24, 2015,, has/have hereunto set his/her/their hand(s) and seal(s) this 30th day of August, 2018.

James D. Wheat and Lynda A. Wheat, Trustees, or their successors in trust under the Wheat Living Trust, dated November 24, 2015,

BY: Lynda Wheat
Lynda Wheat
Trustee

BY: James D. Wheat
James D. Wheat
Trustee

State of Alabama

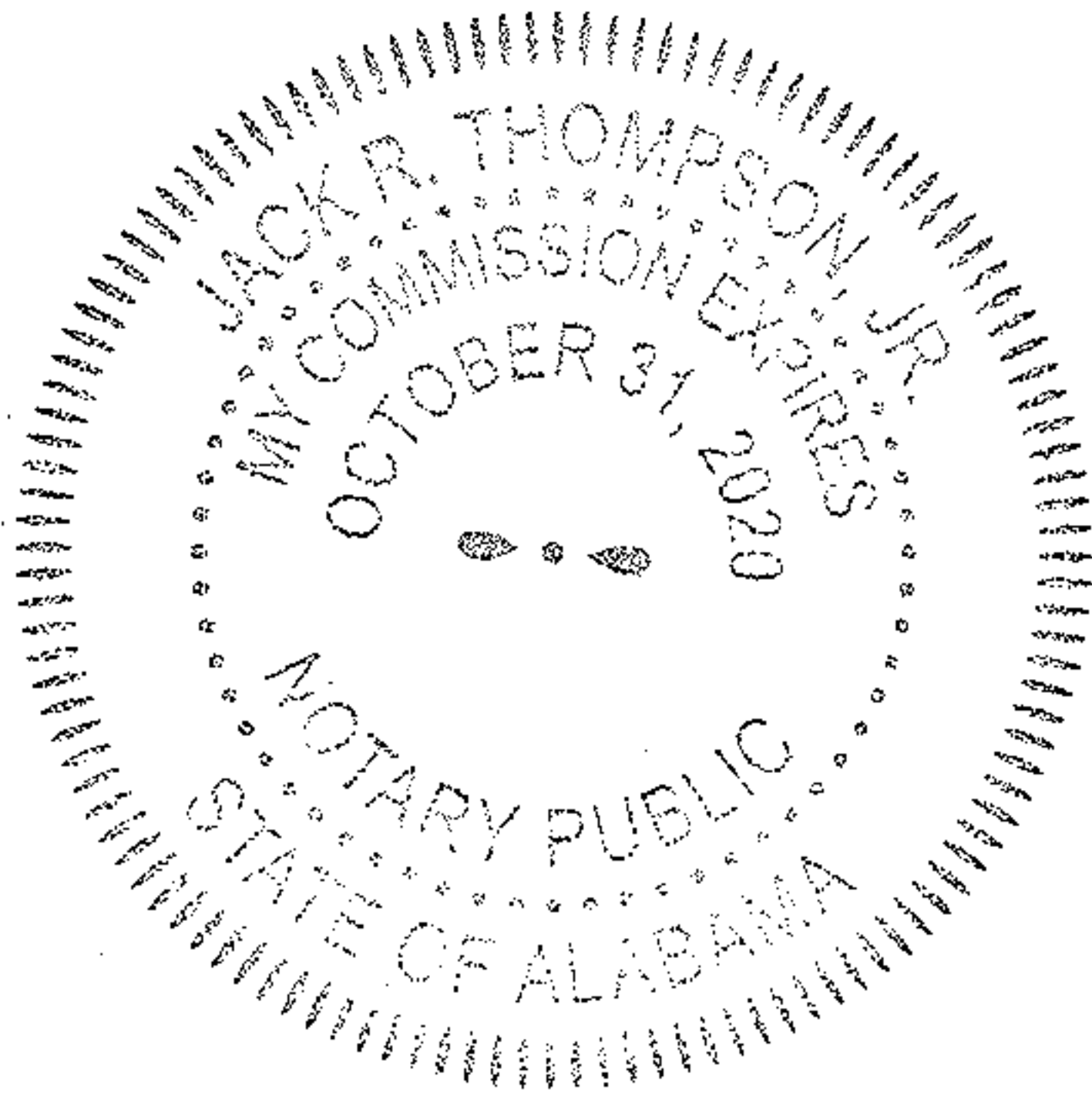
County of Jefferson

I, The Undersigned, a notary for said County and in said State, hereby certify that James D. Wheat and Lynda A. Wheat, whose name as Trustees of the Wheat Living Trust Dated November 24, 2015 are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, in their capacity as such Trustees of the Trust, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 30th of August, 2018.

Jack R. Thompson Jr.
Notary Public

Commission Expires: 10/31/2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/05/2018 08:23:16 AM
\$75.00 CHERRY
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Allen S. Bayl