

This instrument was prepared by:
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Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
James M. Aplin and Gail S. Aplin
2130 Timberline Drive
Calera, AL 35040

20180906000320870
09/06/2018 04:00:27 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 \$180,000.00, 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, David S. Burnett and Carol L. Burnett, a married couple (the "Grantor", whether one or more), whose mailing address is 2320 Ridge Trail, Birmingham, AL 35242, do hereby grant, bargain, sell, and convey unto James M. Aplin and Gail S. Aplin (the "Grantees"), whose mailing address is 2130 Timberline Drive, Calera, AL 35040, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 2130 Timberline Drive, Calera, AL 35040; to-wit:

Lot 115, according to the Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C, and D, in the Probate Office of Shelby County, Alabama.
Subject to all rights of redemption from that Certain Foreclosure deed dated March 26, 2017 and recorded in Instrument # 20180330000106400.

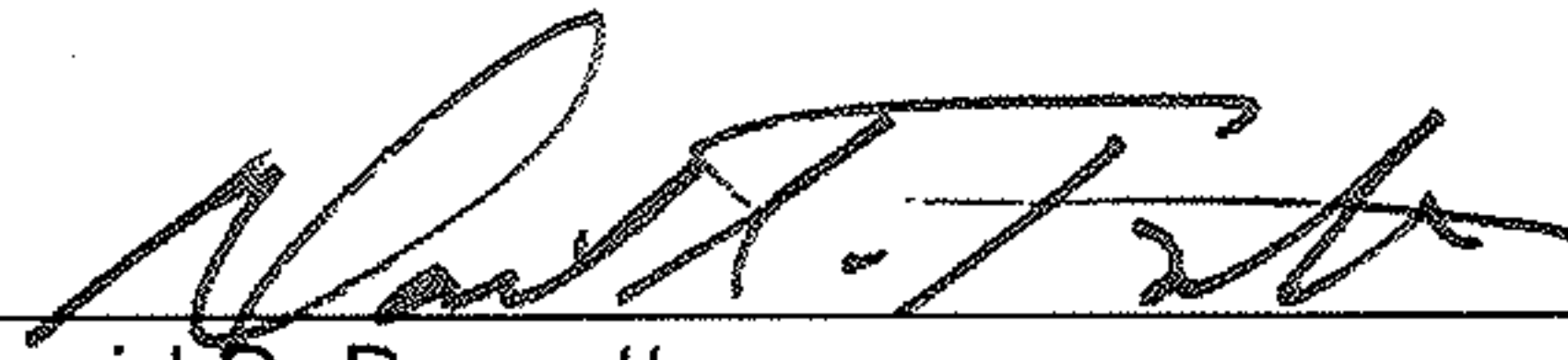
- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.


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: \$135,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, David S. Burnett and Carol L. Burnett, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 4th day of September, 2018.



David S. Burnett


Carol L. Burnett

State of Alabama

County of Shelby

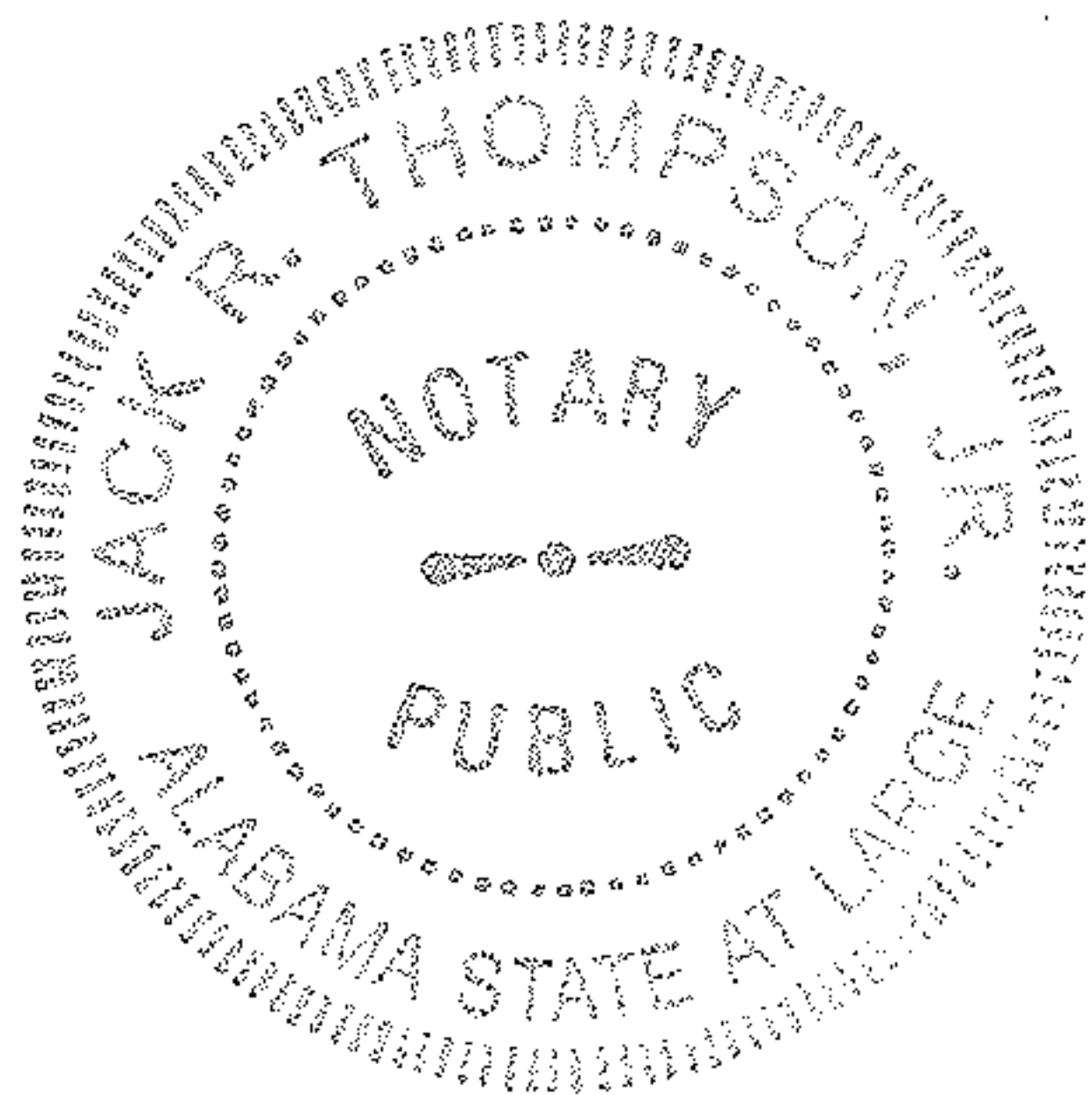
I, The undersigned, a notary for said County and in said State, hereby certify that David S. Burnett and Carol L. Burnett, a married couple, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 4th of September, 2018.



Notary Public

Commission Expires: 10/31/2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/06/2018 04:00:27 PM
\$63.00 CHERRY
20180906000320870

