

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:  
Jessica Leigh Ann Smitherman  
117 Shelby Farms Drive  
Alabaster, AL 35007

**20180928000348340**  
**09/28/2018 04:02:59 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

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

That, in consideration of \$225,000.00, 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, Kimberly F. Jacobs and Gyl Turner, a married couple (the "Grantor", whether one or more), whose mailing address is 450 Hidden Valley Drive, Montevallo, AL 35115, do hereby grant, bargain, sell, and convey unto Jessica Leigh Ann Smitherman (the "Grantee", whether one or more), whose mailing address is 117 Shelby Farms Drive, Alabaster, AL 35007, the following-described real estate situated in Shelby County, Alabama, the address of which is 117 Shelby Farms Drive, Alabaster, AL 35007; to-wit:

**SEE ATTACHED EXHIBIT "A"**

Subject to:

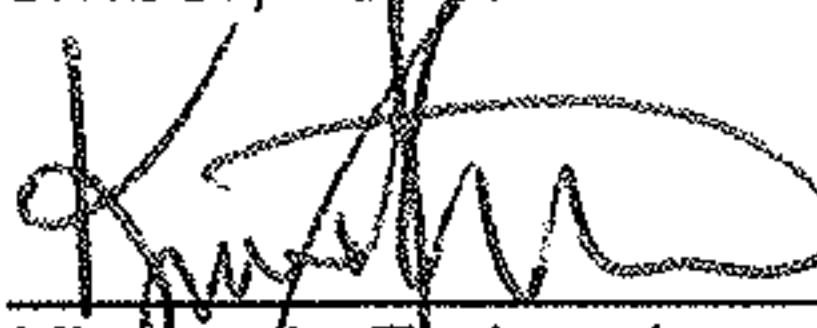
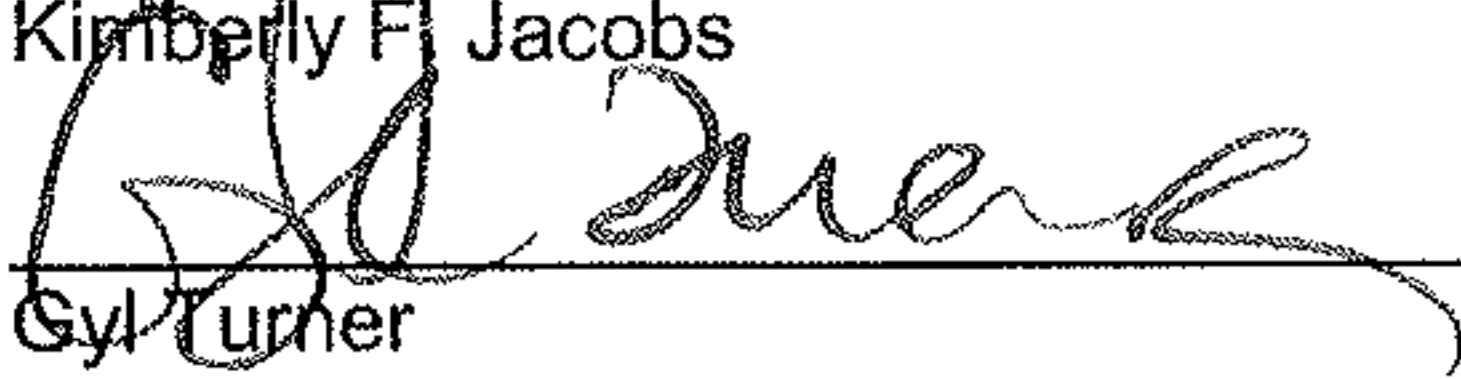
- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

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: \$220,924.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Kimberly F. Jacobs and Gyl Turner, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 27th day of September, 2018.


  
\_\_\_\_\_  
Kimberly F. Jacobs  
  
\_\_\_\_\_  
Gyl Turner

State of Alabama

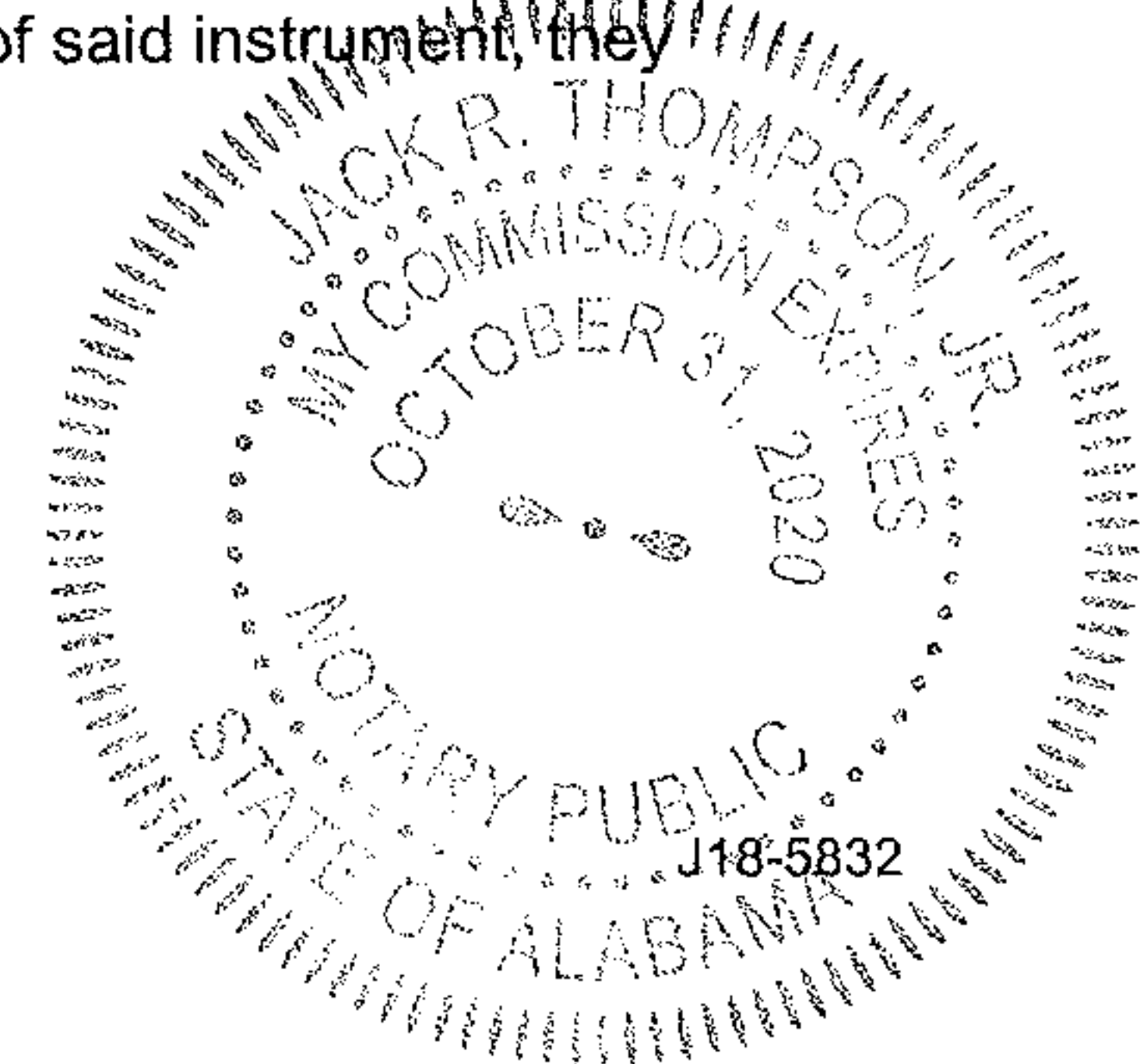
County of Shelby

I, the undersigned, a notary for said County and in said State, hereby certify that Kimberly F. Jacobs and Gyl Turner, 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 27th of September, 2018.

  
\_\_\_\_\_  
Notary Public

Commission Expires: 10/31/2020



**EXHIBIT "A"**  
**Legal Description**

Lot 126, according to the Survey of Amended Map of Shelby Farms subdivision, as recorded in Map Book 46, Page 5, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/28/2018 04:02:59 PM  
\$22.50 CHARITY  
20180928000348340

*Allie S. Boyd*