

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:
Tim S. Laird and Jennifer C. Laird
4503 South Shades Crest Road
Helena, AL 35022

99.998 % is located in Shelby County
.002 % is located in Jefferson County

20181025000377380
10/25/2018 09:34:21 AM
DEEDS 1/2

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That, in consideration of \$375,000.00, 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, Mary Spell Wade formerly known as Mary S. Spell and Jerry W. Wade, a married couple (the "Grantor", whether one or more), whose mailing address is 1136 Cahaba River Estates, Hoover, AL 35244, do hereby grant, bargain, sell, and convey unto Tim S. Laird and Jennifer C. Laird (the "Grantees"), whose mailing address is 4503 South Shades Crest Road, Helena, AL 35022, as joint tenants with right of survivorship, the following-described real estate situated in Jefferson/Shelby County, Alabama, the address of which is 4503 South Shades Crest Road, Helena, AL 35022; to-wit:

ACREAGE PARCEL:
Two parcels of land situated in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 14, township 20 South, Range 4 West, Huntsville Meridian and being more particularly described as follows:

Jefferson County Parcel:

Commence at the Southeast Corner of the Northeast Quarter of the Northeast Quarter of said Section 14; thence in a westerly direction, along and with the North line of said quarter-quarter section, 132.43 feet to an iron pin and the point of beginning; thence continue in said westerly direction and along and with said North line, 114.29 feet (114.27 feet record) to a tack on the centerline of South Shades Crest Road; thence with a deflection of 148° 35' 52" right (148° 35' 45" right record), 90.46 feet (90.44 feet record) to a tack on the centerline of said South Shades Crest Road; thence with a deflection of 83°12' 20" right (83° 12' 25" right record), 59.97 feet to the point of beginning,

Shelby County Parcel:

Commence at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of said Section 14; thence in a westerly direction, along and with the North line of said quarter-quarter section, 132.43 feet to an iron pin and the point of beginning; thence continue in said westerly direction and along and with said North line, 114.29 feet (114,27 feet record) to a tack on the centerline of South Shades Crest Road; thence with a deflection of 28° 40' 54" left (28° 40' 50" left record), along said centerline, 42.83 feet to a tack on said centerline; thence with a deflection of 94°26'34" left, leaving said centerline, 160.84 feet to an iron pin; thence with a deflection of 69°43' 05", left202.83 feet to an pin on the East line of said quarter-quarter section; thence with a deflect ion of 78°00'41" left, along and with said East line, 60.20 feet to an iron pin on said quarter-quarter line thence with a deflection of 75° 00' 40" left, leaving said East line, 120.31 feet to an iron pin; thence with a deflection of 37° 40' 00" right, 26.23 feet to the point of beginning.

LOT PARCEL:
Lot 3A, according to the Corrected map of Resurvey of Lot 3, Highlands Second Sector Phase III as recorded in Map Book 36, Page 80, in the Probate Office of Shelby County, Alabama.
Said property was previously described as Lot 3, Highlands, Second Sector, Phase III, as recorded in Map Book 26, Page 63, in the Office of the Judge of Probate of Shelby County, Alabama.
NOTE: THE COMPANY CANNOT INSURE THIS PROPERTY WITHOUT THE DEED FROM THE DEVELOPER OF THE SUBDIVISION, JAMES W. GLASGOW, TO WAYNE F. SPELL AND MARY S. SPELL.

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.

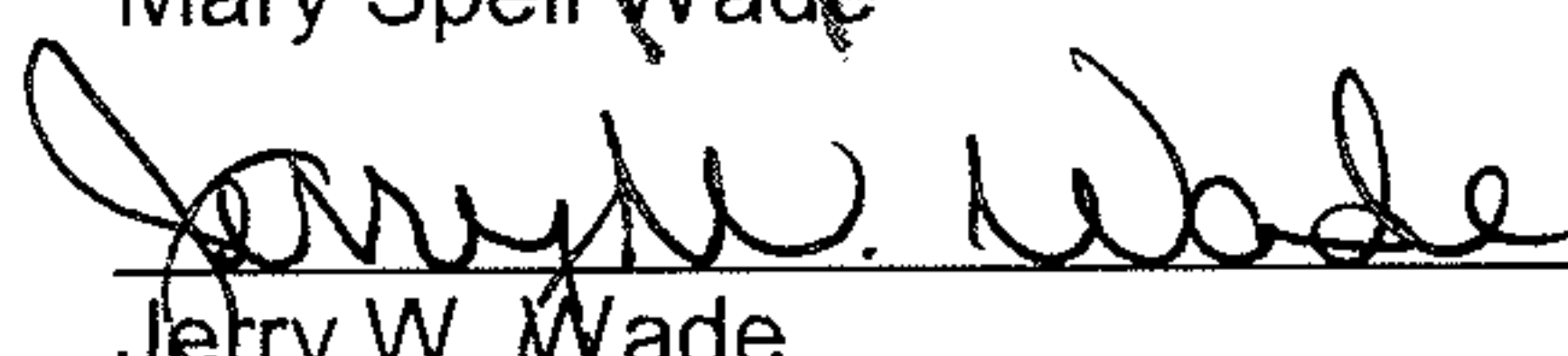
TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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: \$283,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Mary Spell Wade formerly known as Mary S. Spell and Jerry W. Wade, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 19th day of October, 2018.



 Mary Spell Wade


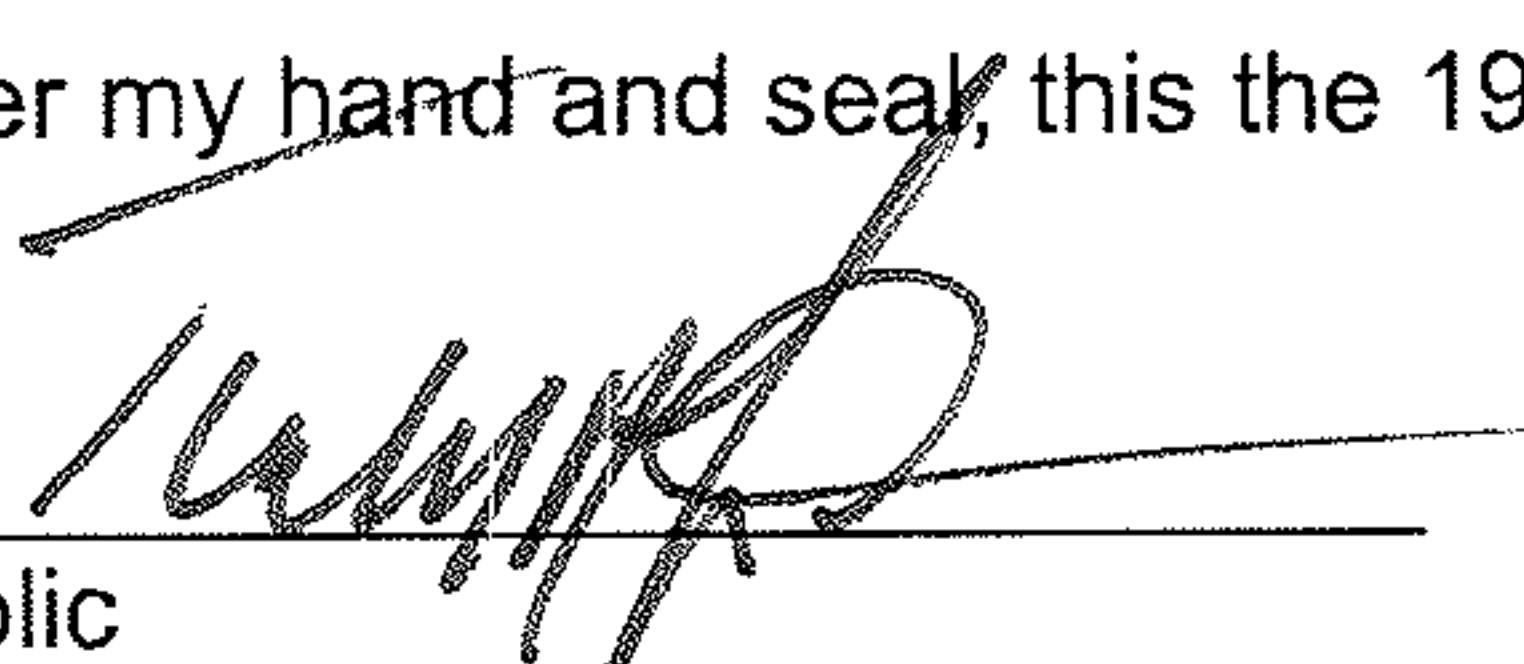
 Jerry W. Wade

State of Alabama

County of Jefferson

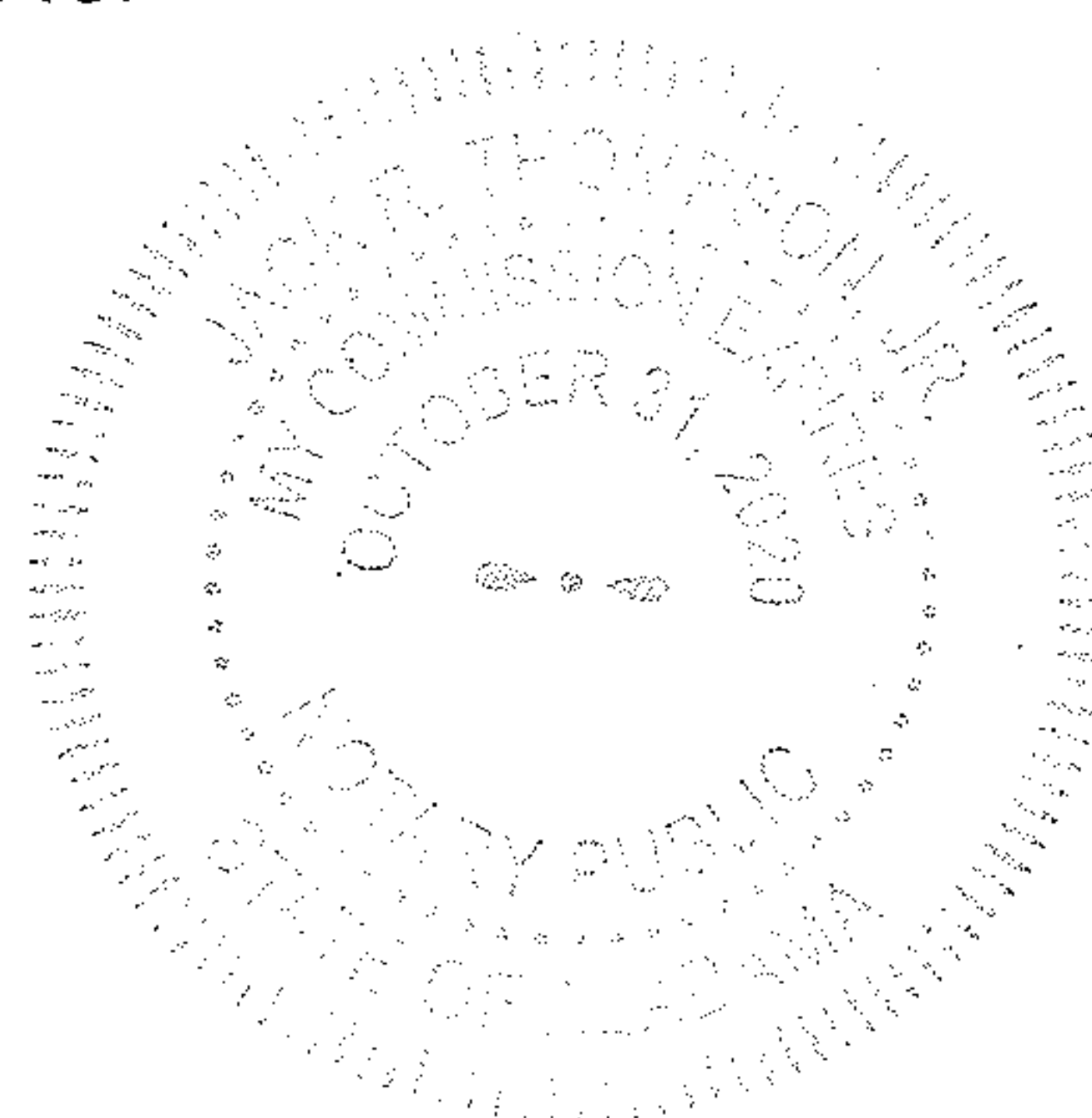
I, The undersigned, a notary for said County and in said State, hereby certify that Mary Spell Wade and Jerry W. Wade, a married couple, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 19th of October, 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
 10/25/2018 09:34:21 AM
 \$109.50 CHERRY
 20181025000377380

