

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
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Birmingham, AL 35243  
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Send Tax Notice To:  
Ronda K. McNeely and Mandie Leigh  
Wilemon and Craig Matthew Wilemon  
395 Appleford Road  
Helena, AL 35080

20181119000408010  
11/19/2018 01:57:56 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 \$325,000.00, 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, Shannon Lee Jacobs and Brandy Lott Jacobs, a married couple (the "Grantor", whether one or more), whose mailing address is P.O. Box 1936, Tuscaloosa, AL 35403, do hereby grant, bargain, sell, and convey unto Ronda K. McNeely and Mandie Leigh Wilemon and Craig Matthew Wilemon (the "Grantees"), whose mailing address is 395 Appleford Road, Helena, AL 35080, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 395 Appleford Road, Helena, AL 35080; to-wit:

EXHIBIT "A"  
Legal Description

Lot 69A, according to the Survey of 2nd Amended Hillsboro Subdivision Phase II, as recorded in Map Book 39, Page 141, in the Probate Office of Shelby County, Alabama.

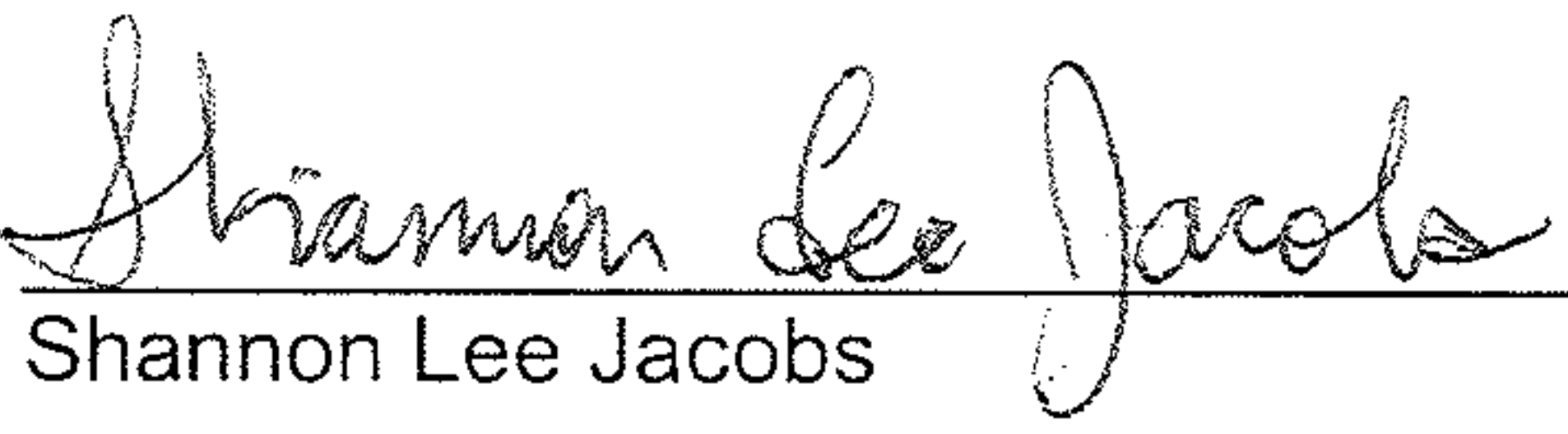
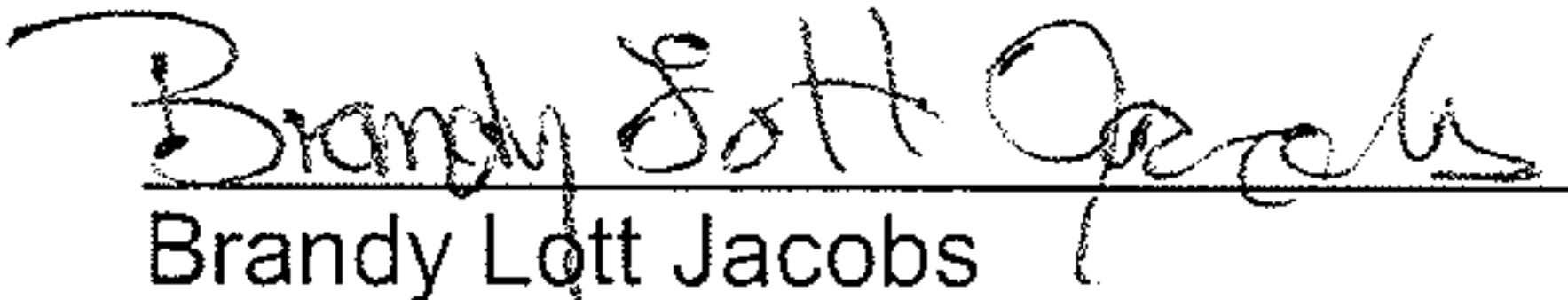
- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
  - (2) restrictions, reservations, conditions, and easements of record, if any; and
  - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

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: \$308,750.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Shannon Lee Jacobs and Brandy Lott Jacobs, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 16th day of November, 2018.


  
Shannon Lee Jacobs  
  
Brandy Lott Jacobs

State of Alabama

County of Shelby

I, The undersigned, a notary for said County and in said State, hereby certify that Shannon Lee Jacobs and Brandy Lott Jacobs, 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 16th of November, 2018.

  
Notary Public

Commission Expires: 6-19-22



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/19/2018 01:57:56 PM  
\$35.50 CHARITY  
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