This instrument was prepared by: Rodney S. Parker, Attorney at Law 2550 Acton Road, Ste 210 Birmingham, AL 35243 File # 2019-03-5786

Documentary Evidence: Sales Contract

Send tax notice to: Arthur Farley, Jr. LeCynthia Farley 1057 Chateau Drive Helena, Alabama 35080 (Grantees' Mailing Address and Property Address)

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Thousand Five Hundred and 00/100 Dollars (\$190,500.00), which is the total purchase price, in hand paid to the undersigned Grantor(s) by the Grantee(s) herein, the receipt and sufficiency of which are hereby acknowledged, we. Mary Ann Meadows, an unmarried woman, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto Arthur Farley, Jr. and LeCynthia Farley, (hereinafter referred to as "Grantees"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 36, according to the survey of Brandywine, First Sector, as recorded in Map Book 7, page 7, in the Probate Office of Shelby County, Alabama.

Mary Ann Meadows is the surviving grantee of that certain Deed from Charles L. Cook and wife, Dena E. Cook recorded in Inst. # 1993-31698, in the Probate Office of Shelby County, Alabama. Jerry W. Meadows, the other grantee having died on September 29, 2013.

\$192,764.00 of the above-recited purchase price was paid from mortgage loans closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens, and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD Unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantor does, for herself, her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

day of IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal, this

2019.

Mary Ann Meadows

(Seal)

WINNING PRINT

STATE OF ALABAMA **COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Mary Ann Meadows, whose name is signed the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, she executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this $Z^{q^{\frac{1}{2}}}$ day of Aprile

Notary Public Rodney S. Parker

My Commission Expires: 12/09/2019

Grantor's mailing address: 1057 Chateau Drive Helena, AL 35080

