

Send tax notice to:  
Wade and Carla Joiner  
1 Wild Dunes  
Birmingham, AL 35242  
BHM1901416

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ninety Thousand and 00/100 Dollars (\$90,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Thompson Realty Co., Inc.**, whose mailing address is: 103 Carnovstic Shoal Creek, AL 35242 (hereinafter referred to as "Grantors"), by **Wade Joiner and Carla Joiner** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 7A, according to a Resubdivision of Lot 7, Shoal Creek, as recorded in Map Book 51, Page 73, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

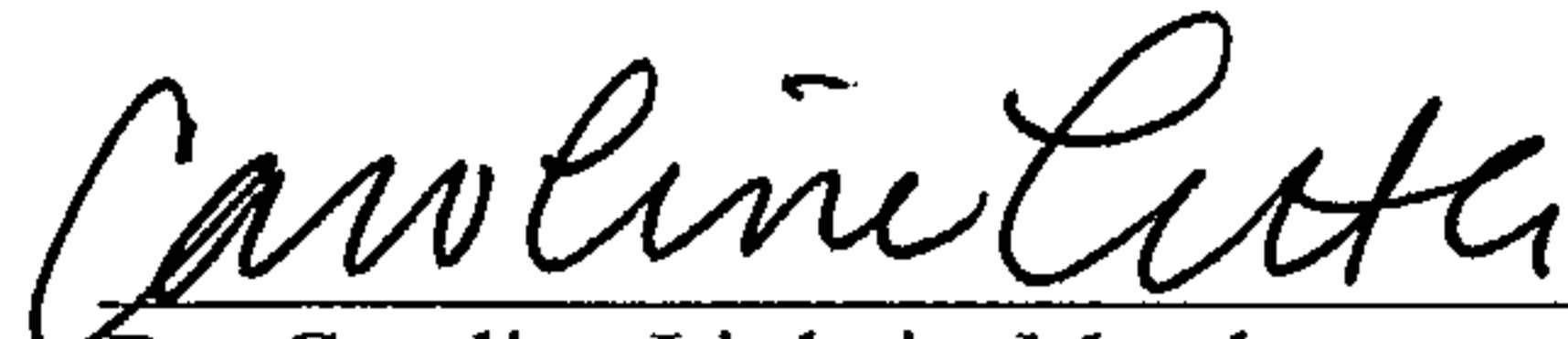
**\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

**TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.**

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), Thompson Realty Co., Inc. have hereunto set their signature(s) and seal(s) on November 5, 2019.

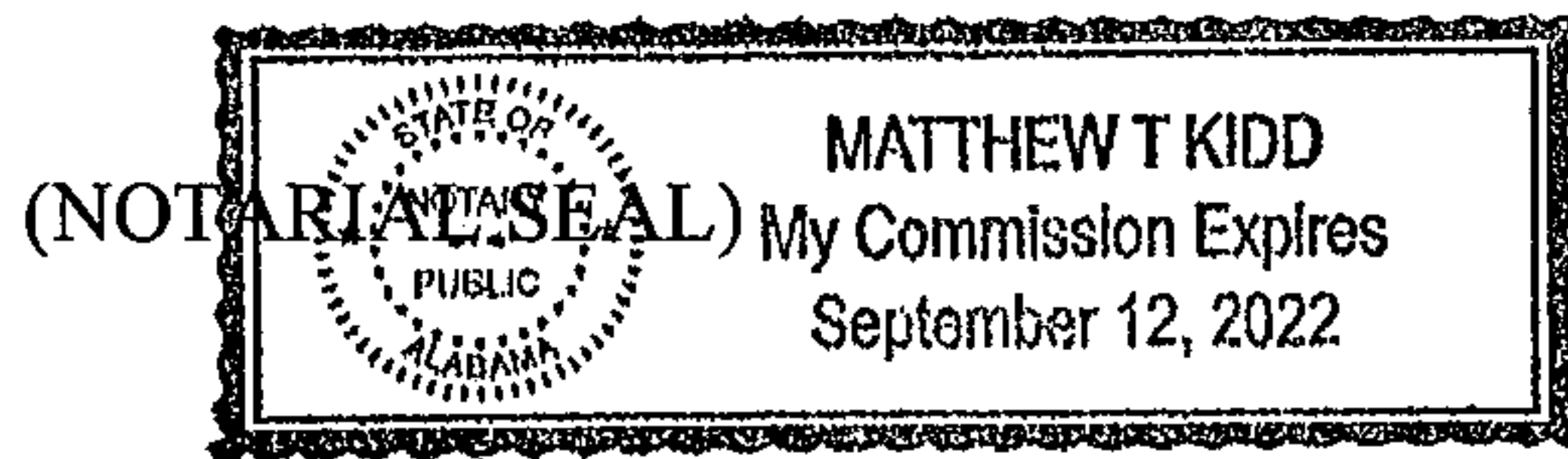
Thompson Realty Co. Inc

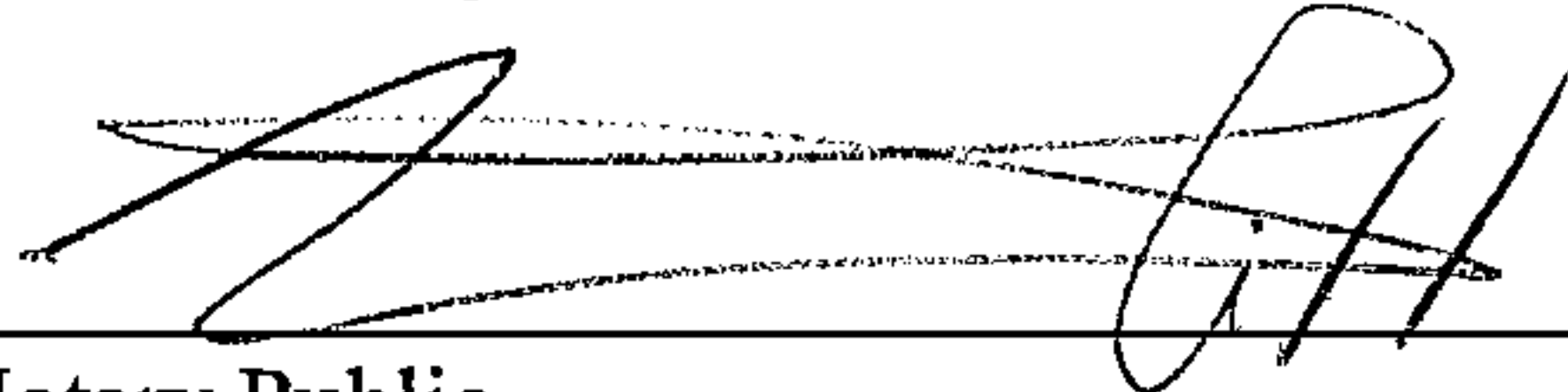
  
By: Caroline Little its Member

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thompson Realty Co., Inc., whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5 day of November, 2019.



  
Notary Public  
Print Name: Matthew T Kidd  
Commission Expires: 9.12.22



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/14/2019 08:47:17 AM  
\$115.00 CHARITY  
20191114000421960

