

SEND TAX NOTICE TO:
Ryan Pindroh and Andrea Pindroh
832 Huntington Trace
Chelsea, AL 35043

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

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Two Hundred Forty-Nine Thousand Five Hundred Dollars and No Cents (\$249,500.00) in hand paid to the undersigned, **Richard L. Thompson II and Barbara R. Thompson**, a married couple, whose address is 1017 Sandhurst Circle, Birmingham, AL 35242, (hereinafter “Grantor”, whether one or more), by **Ryan Pindroh and Andrea Pindroh**, whose address is 2061 Forest Lakes Lane, Sterrett, AL 35147, (hereinafter “Grantee”, whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **as joint tenants with right of survivorship**, the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 64, according to the Survey of Polo Crossings, Sector III, as recorded in Map Book 47, Pages 24A and 24B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$205,318.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants, with right of survivorship, and Grantee’s heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor’s heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee’s heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor’s heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee’s heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set her signature and seal on this 27th day of December, 2019.

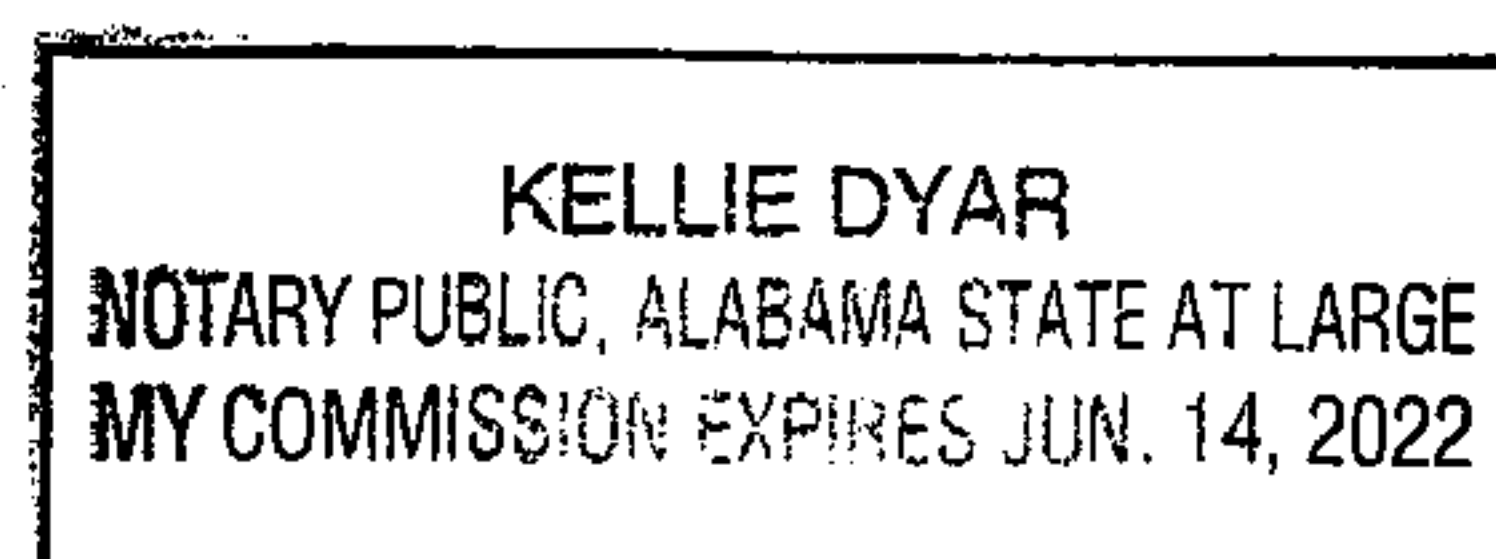
Barbara R. Thompson
Barbara R. Thompson

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal on this 27th day of December, 2019.

[Signature]
Notary Public
My commission expires: 06/14/2022



IN WITNESS WHEREOF, Grantor has set his signature and seal on this 30th day of December, 2019.

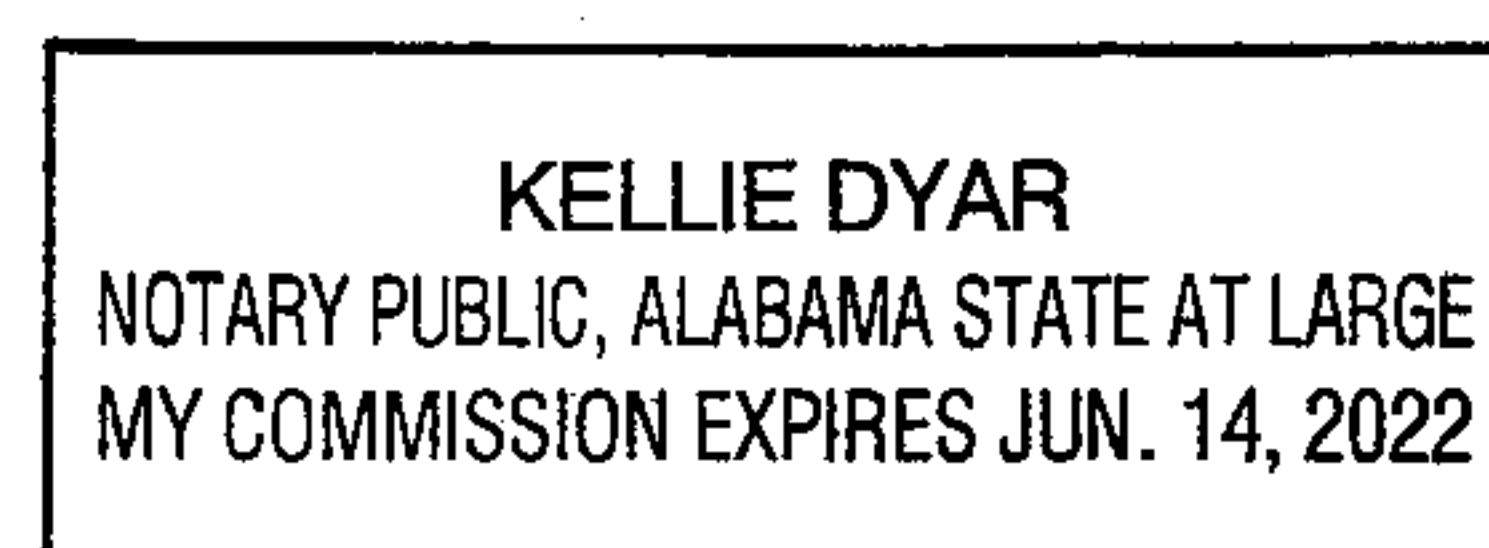
Richard L. Thompson II
Richard L. Thompson II

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Richard L. Thompson II, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 30th day of December, 2019.

[Signature]
Notary Public
My commission expires: 06/14/2022



BHM1901557



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2020 03:17:05 PM
\$69.50 CHARITY
20200106000007960

Allie S. Bayl