

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

Send Tax Notice To:
Roy B. and Lori Harlan
112 Tall Timber Road
Alabaster, Alabama 35007

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That, in consideration of \$440,000.00, 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, Thomas J. Carson and Barbara Carson by Thomas J. Carson as Attorney-in-Fact, Husband and Wife (the "Grantor", whether one or more), whose mailing address is 170 Milkway Dr. Relaski, TN 38475, do hereby grant, bargain, sell, and convey unto Roy Brent Harlan and Lori Hill Harlan (the "Grantees"), whose mailing address is 112 Tall Timber Road Alabaster, AL 35007, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 112 Tall Timber Road, Alabaster, AL 35007; to-wit:

SEE ATTACHED EXHIBIT "A"

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: \$352,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Thomas J. Carson and Barbara Carson by Thomas J. Carson as Attorney-in-Fact, Husband and Wife has/have hereunto set his/her/their hand(s) and seal(s) this 2nd day of August, 2017.

Thomas J. Carson
Thomas J. Carson
Barbara Carson by Thomas J. Carson as Attorney-in-Fact
Barbara Carson by Thomas J. Carson as Attorney-in-Fact
Attorney in Fact

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Thomas J. Carson whose name Individually and as Attorney in Fact for Barbara Carson is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, individually and in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 2nd day of August, 2017.

Jack R. Thompson, Jr.
Notary Public
Commission Expires: 10/31/2020

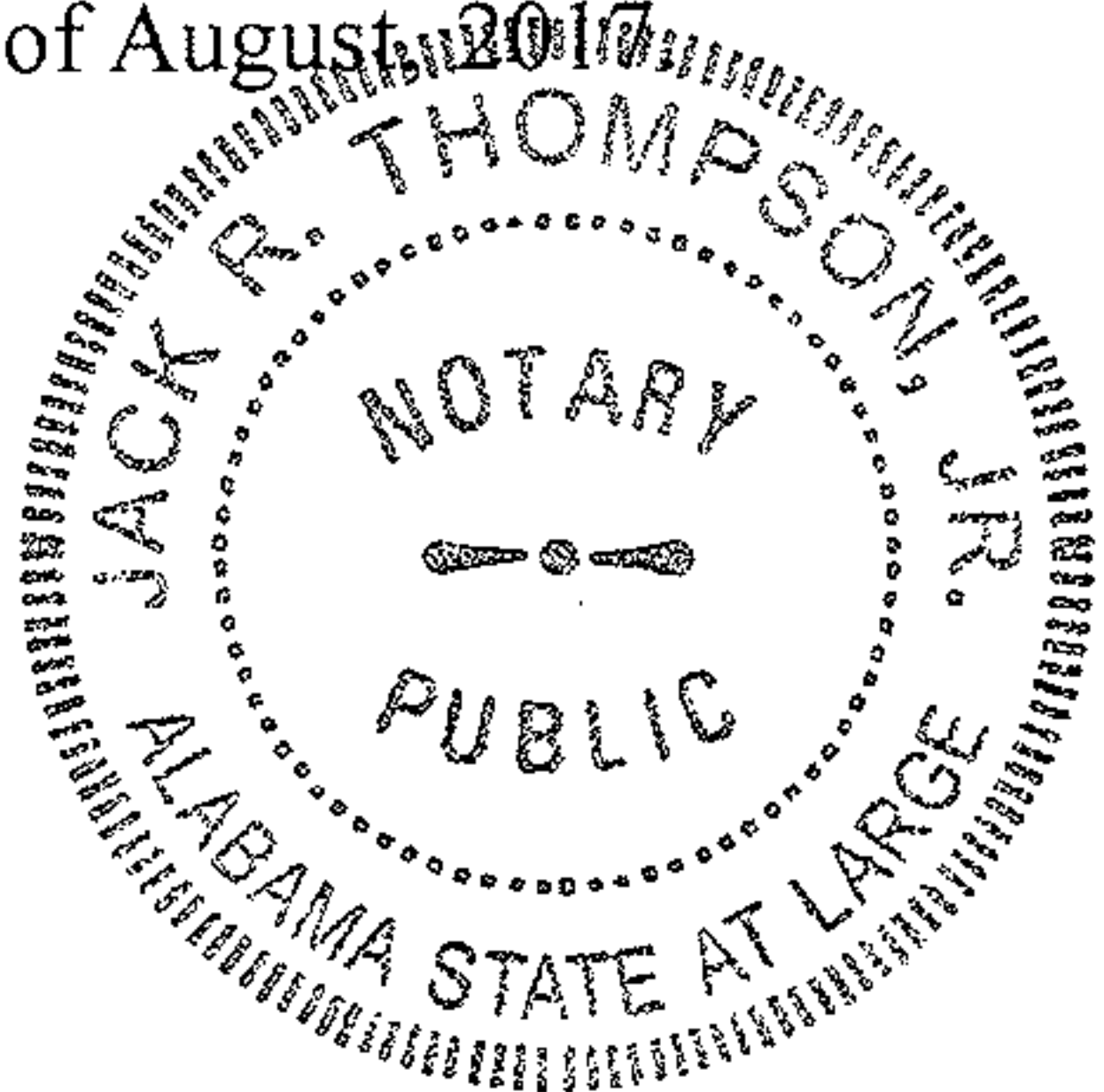


EXHIBIT "A"
Legal Description

Part of the SW 1/4 of the SE 1/4 of Section 15, Township 21 South, Range 3 West, of the Huntsville Principal Meridian Shelby County, Alabama, more particularly described as follows:

Beginning at the NE corner of said 1/4-1/4 section and run in a Westerly direction along the North line of said 1/4-1/4 section for 882.49 feet to a point; thence turn an angle to the left of $91^{\circ}19'40''$ and run in a Southerly direction for 636.95 feet to the North right of way line of Tall Timber Road; thence turn an angle to the left of $88^{\circ}20'43''$ and run in an Easterly direction along said right of way line for 576.21 feet to a point; thence turn an angle to the right of $90^{\circ}00'$ and continue in a Southerly direction along said right of way line for 25.0 feet to a point; thence turn an angle to the left of $90^{\circ}25'20''$ and run in an Easterly direction for 307.36 feet to the East line of the aforesaid 1/4-1/4 section; thence turn an angle to the left of $91^{\circ}15'29''$ and run in a Northerly direction for 664.74 feet to the NE corner of said 1/4-1/4 section and the Point of Beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/03/2017 02:43:45 PM
\$106.00 DEBBIE
20170803000281330

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the typed name of the County Clerk.