

STATE OF ALABAMA)  
COUNTY OF SHELBY)

20140730000234070 1/1 \$264.00  
Shelby Cnty Judge of Probate, AL  
07/30/2014 08:52:36 AM FILED/CERT

\$250,000.00  
1/2-10/10-e

### STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of Two Hundred Fifty Thousand and NO/100 DOLLARS (\$250,000.00) being the appraised value of the undivided one-half interest being conveyed to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, DAVID DOWNS and spouse, SANDRA MYRICK DOWNS (GRANTORS) whose address is 344 Turnberry Road, Hoover, AL 35244 do grant, bargain, sell and convey unto DAVID DOWNS and SANDRA MYRICK DOWNS (GRANTEES) whose address is 344 Turnberry Road, Hoover, AL 35244 as joint tenants with the right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

**LOT 19 ACCORDING TO THE SURVEY OF HEATHERWOOD 4<sup>TH</sup> SECTOR 2<sup>ND</sup> ADDITION AS RECORDED IN MAP BOOK 12, PAGES 79, 80, AND 81 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. 344 Turnberry Road, Hoover, AL 35244**

**SUBJECT TO:**

ADVALOREM TAXES DUE OCTOBER 1, 2014.

ALL MATTERS OF RECORD

**ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

*David Downs, Grantor, warrants that at the time he received title from Steve A. Wallace and E. Kay Wallace, they were a married couple. Deed recorded in INST#20100701000211300*

**TO HAVE AND TO HOLD** unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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, the heirs and assigns of the grantees herein shall take as tenants in common.

**IN WITNESS WHEREOF**, the said GRANTORS have caused this conveyance to be executed this the 18<sup>th</sup> day of July, 2014.



DAVID DOWNS

  
SANDRA MYRICK DOWNS

STATE OF ALABAMA  
JEFFERSON COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that David Downs and Sandra Myrick Downs whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, the executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18th day of July, 2014.

  
Notary Public  
Commission Expires: 11/09/14

**THIS INSTRUMENT PREPARED BY:**

Gen W. Gray, Jr.  
2100 South Bridge Parkway #338  
Birmingham, AL 35209  
205-879-3400

**SEND TAX NOTICE TO:**

David Downs  
Sandra Myrick Downs  
344 Turnberry Road  
Hoover, AL 35244