

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Robert Allen Anderson and Sandy L. Anderson
1355 Navajo Trail
Alabaster, Alabama 35007

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

On this January ²⁸, 2016, That for and in consideration of **ONE HUNDRED FORTY SIX THOUSAND FIVE HUNDRED AND NO/100 (\$146,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **CHRISTOPHER DALE GRANBERRY and MARY MURPHY GRANBERRY**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **ROBERT ALLEN ANDERSON and SANDY L. ANDERSON**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 17, according to the Survey of Navajo Hills, Fourth Sector, as recorded in Map Book 5, Page 95, in the Probate Office of Shelby County, Alabama; situated in the Town of Alabaster, Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2016 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 5, Page 95.



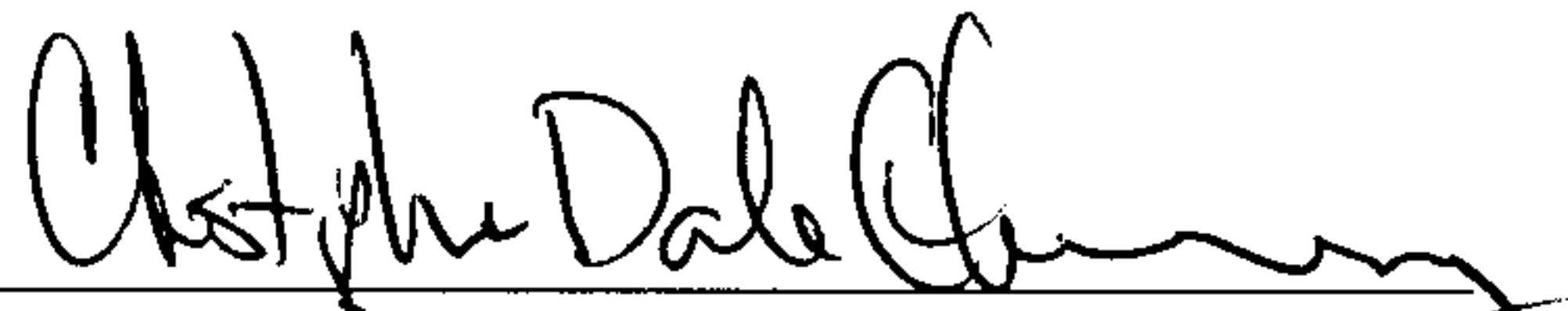
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Shelby Cnty Judge of Probate, AL
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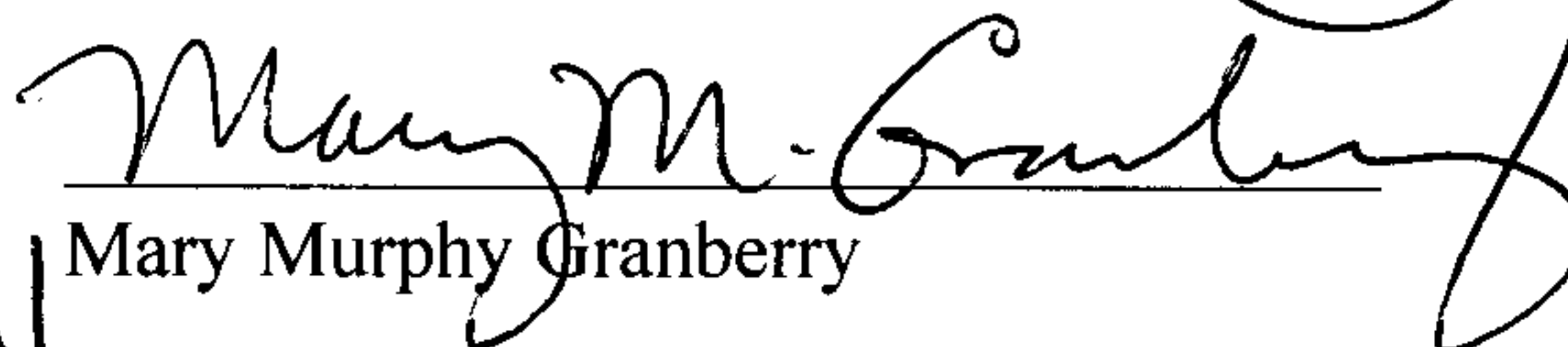
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of January 28, 2016.

GRANTORS:



Christopher Dale Granberry


Mary Murphy Granberry

STATE OF WASHINGTON
COUNTY OF WHATCOM

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Christopher Dale Granberry and Mary Murphy Granberry, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Christopher Dale Granberry and Mary Murphy Granberry each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of January 28, 2016.


_____, Notary Public

My Commission Expires: AUGUST 02, 2018

