

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2016-11-5231
Documentary Evidence: Sales Contract

Send Tax Notice To:
Robert Osborne and
Ursula Osborne
211 Quail Ridge Road
Helena, AL 35080
(Grantees' Mailing Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Deanna C. McMeans and spouse, Frank Clendenin**, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Robert Osborne and Ursula Osborne**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 53, according to the survey of Quail Ridge Subdivision, as recorded in Map Book 22, page 35, in the Probate Office of Shelby County, Alabama.

Deanna C. McMeans is the surviving grantee of that certain deed recorded in Instrument 20050308000105980 in the Probate Office of Shelby County, Alabama; the other grantee, Timothy S. McMeans having died on or about February 21, 2012.


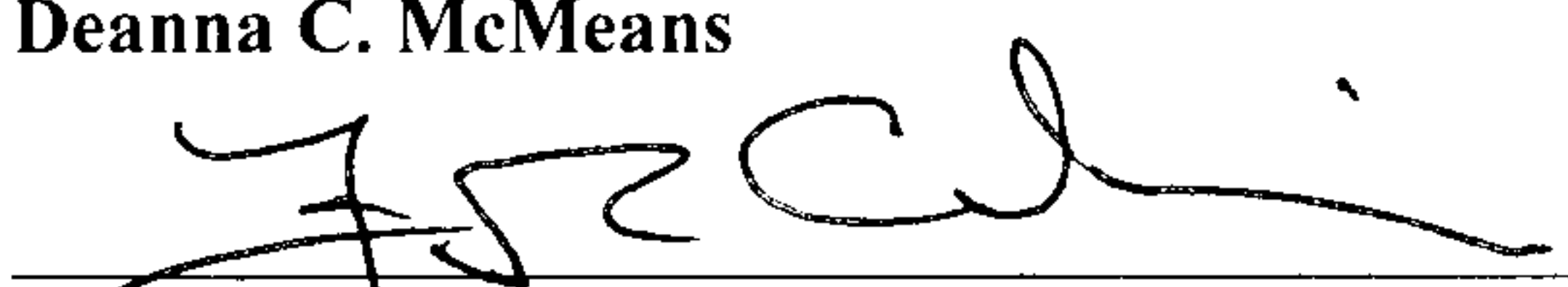
\$203,714.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.


TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even 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, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 1st day of December, 2016.

 (Seal)
Deanna C. McMeans
 (Seal)
Frank Clendenin


Shelby County, AL 12/02/2016
State of Alabama
Deed Tax: \$11.50

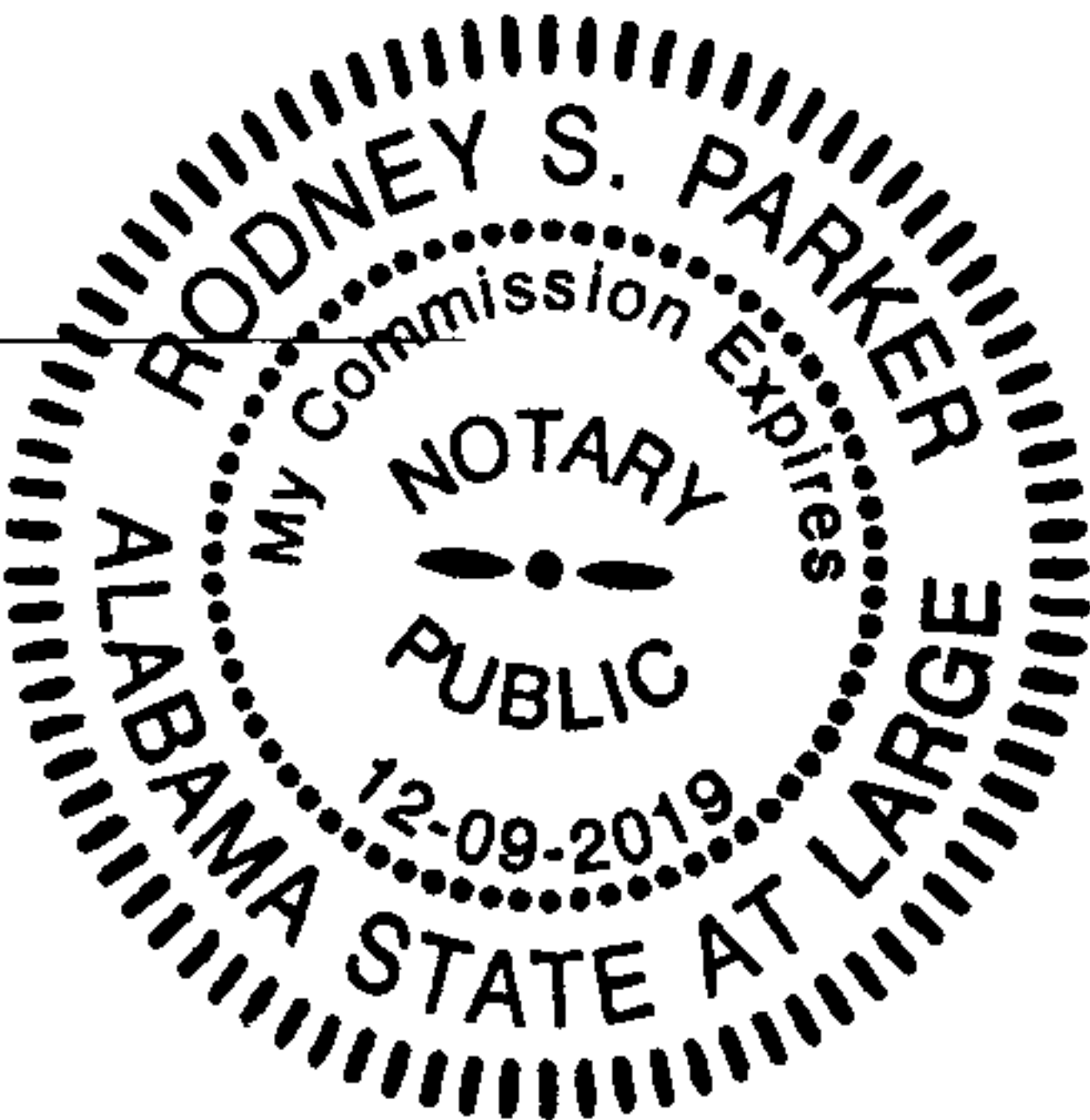

20161202000440430 1/1 \$26.50
Shelby Cnty Judge of Probate, AL
12/02/2016 10:00:48 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Deanna C. McMeans and spouse, Frank Clendenin**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 1st day of December, 2016.


Notary Public Rodney S. Parker
My Commission Expires: 12/09/2019



Grantor's Mailing Address:
314 Bucks Drive
Vincent, AL 35178