

WARRANTY DEED

This Instrument Was Prepared By:

Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:

Darrell M Clark
Shana L Clark
105 Courtyard Drive
Chelsea, AL 35043

STATE OF ALABAMA)
COUNTY OF SHELBY)

20170111000012710

01/11/2017 12:21:15 PM

DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Thirteen Thousand and 00/100 Dollars (\$413,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

Charles Allen Sanders, unmarried

(herein referred to as Grantor) do grant, bargain, sell and convey unto

Darrell M Clark and Shana L Clark

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 2, according to the Survey of Courtyard Manor, a single family residential development, as recorded in Map Book 35, Page 144 A & B, in the Probate Office of Shelby County, Alabama.

\$426,629.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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

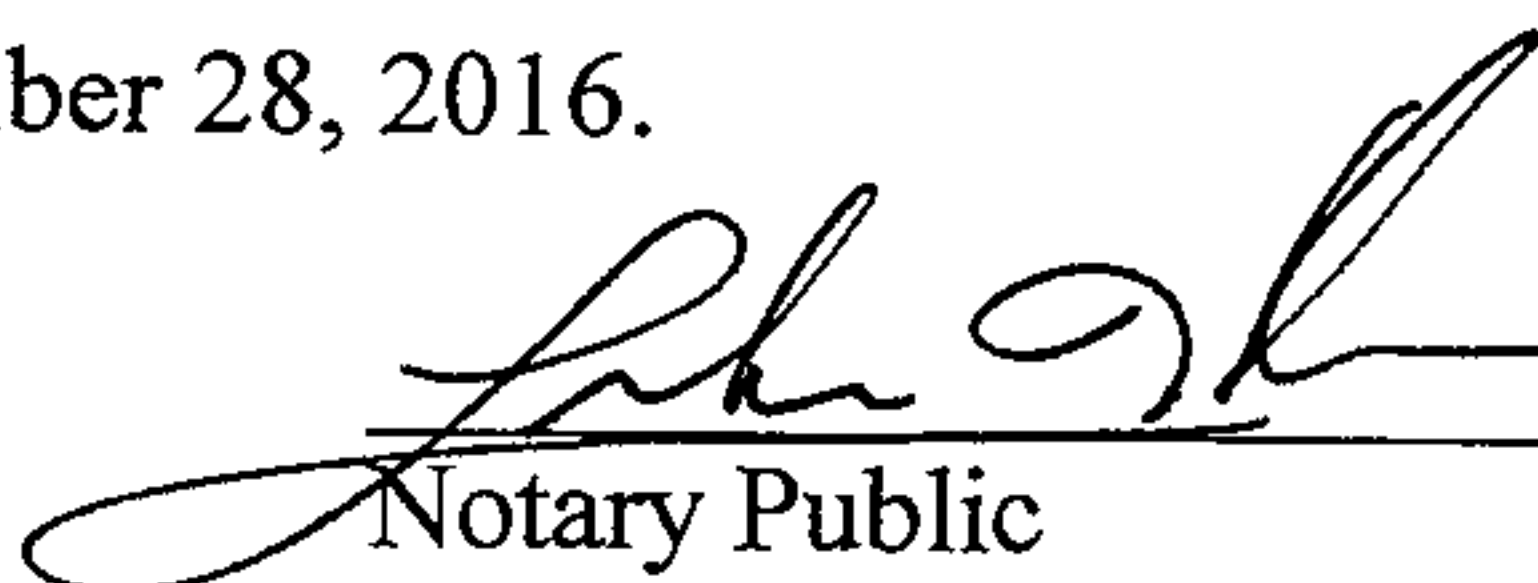
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this December 28, 2016.

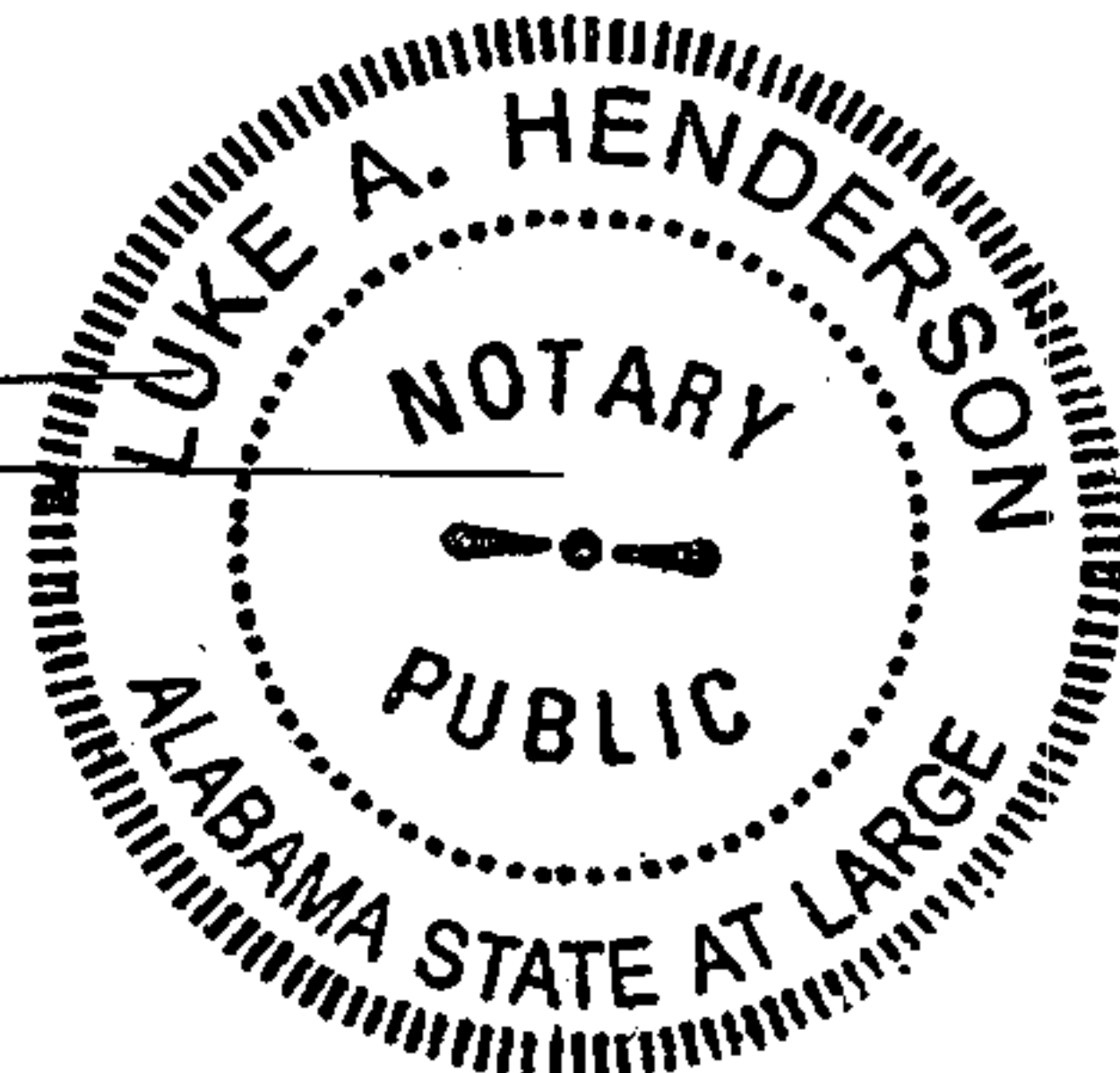

Charles Allen Sanders

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Charles Allen Sanders**, unmarried, whose name 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 this instrument, Charles Allen Sanders executed the same voluntarily on the day the same bears date.

Given under my hand and seal this December 28, 2016.


Notary Public



My Commission Expires: 07/26/2020

Grantor's Address:
13648 Marsh Harbor Drive
Jacksonville, FL 32225

Property Address:
105 Courtyard Drive
Chelsea, AL 35043



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/11/2017 12:21:15 PM
\$16.00 CHERRY
20170111000012710

