20170405000115800 04/05/2017 01:12:19 PM

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:

Bailey Edmond Benton & Valerie Morgan White

234 Village Drive

Calera, AL 35040

STATE OF ALABAMA)) JOINT SURVIVORSHIP WARRANTY DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$95,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, JESSICA ROLLINS, an unmarried woman (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, BAILEY EDMOND BENTON and VALERIE MORGAN WHITE (hereinafter 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, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 169, according to the Survey of Waterford Village Sector 4, as recorded in Map Book 33, page 86, in the Probate office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

\$93,279.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

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

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is 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, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 4th day of April, 2017.

JESSICA ROLLINS

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JESSICA ROLLINS**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of

April, 2017.

NOTARY PUBLIC

My commission expires:

MALCOLMIS, MCLEOD

My Commission Expires

August 15, 2018

Real Estate Sales Validation Form

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	f my knowledge and belief that the information and false statements claimed on this 75 § 40-22-1 (h).		
Date April 4, 2017		Print Malcolm S. McL	\ Leod
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Unattested	(verified by)	Sign	

File 170274

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/05/2017 01:12:19 PM

\$23.00 CHERRY 20170405000115800 Form RT-1 Alabama 08/2012 LSS