

This Instrument Was Prepared By:

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300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2017-11-5479
Documentary Evidence: Sales Contract



20171214000446060 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
12/14/2017 10:38:49 AM FILED/CERT

Chelsea, AL 35043

Send Tax Notice To:

David Matthew Everett and
Elizabeth Dawn Everett
48 Helms Drive

(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 **One Hundred Sixty-Seven Thousand Five Hundred and 00/100 Dollars (\$167,500.00)**, which is the total purchase price, in hand paid to the undersigned Grantors herein, the receipt and sufficiency of which are hereby acknowledge, we, **John Christopher Myers and spouse Amy Myers**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **David Matthew Everett and Elizabeth Dawn Everett**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 10, according to the survey of Chelsea Estates, First Addition, as recorded in Map Book 5, page 65, in the Probate Office of Shelby County, Alabama.


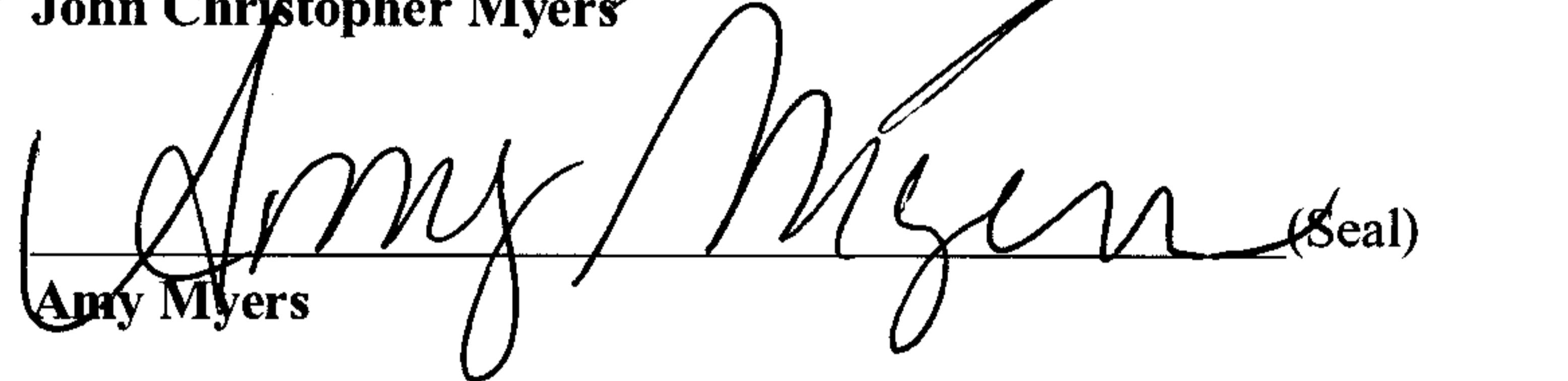
All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 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.

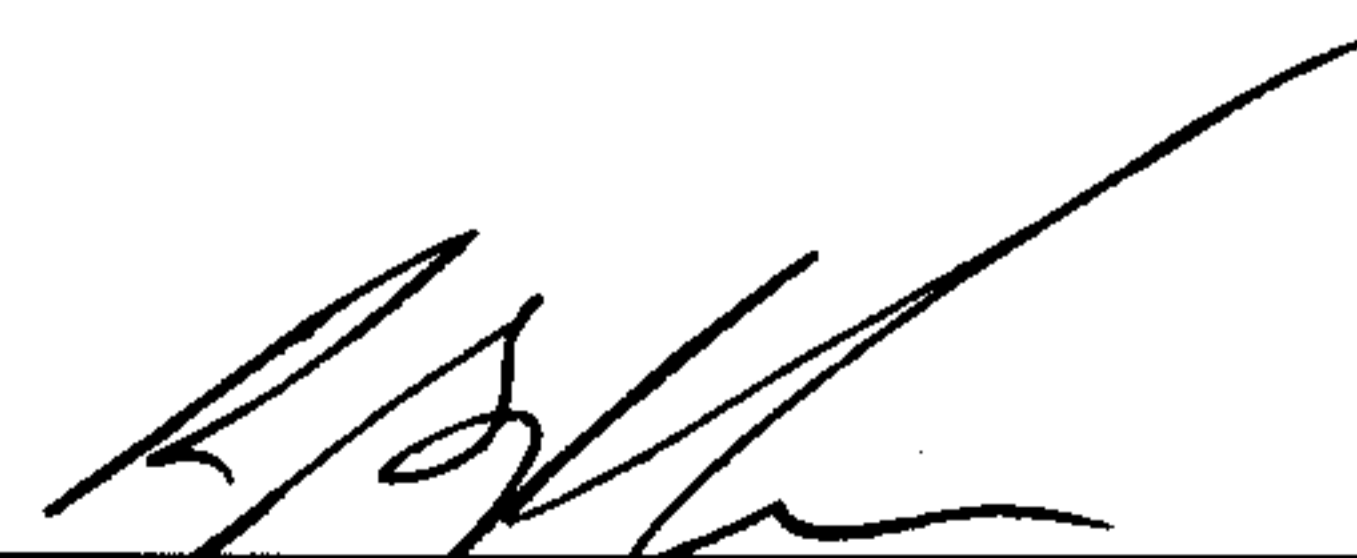
IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 13th day of December, 2017.

 (Seal)
John Christopher Myers
 (Seal)
Amy Myers

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Christopher Myers and spouse Amy Myers**, 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 13th day of December, 2017.


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

Grantors' Mailing Address:
2973 Strawberry Rd
Pell City, AL 35225

