

This Instrument was Prepared by:

Send Tax Notice To: Robin L. Kelly
Stephen C. Kelly
4124 Old Cahaba Pkwy
Helena, AL 35080

Lauren N. Smith, Esquire for National Title and Appraisal, Inc.
80 N Village Dr
Gardendale, AL 35071
File No.: 175492

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby



20171219000452130 1/1 \$180.00
Shelby Cnty Judge of Probate AL
12/19/2017 02:00:35 PM FILED/CERT

That in consideration of the sum of **Three Hundred Thirty Four Thousand Five Hundred Dollars and No Cents (\$334,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sandi I. Howard and Clifton B. Howard**, a married couple, whose mailing address is 2802 Twin Ridge Rd, Arlington, TX 76001 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Robin L. Kelly and Stephen C. Kelly**, whose mailing address is **4124 Old Cahaba Pkwy, Helena, AL 35080** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **259 Clairmont Rd., Sterrett, AL 35147**; to wit:

Lot 147, according to the Survey of Forest Parks, 1st Sector, as recorded in Map Book 22, Page 28 A, B, and C, in the Probate Office of Shelby County, Alabama.

Property may be subject to taxes for the year 2018 and subsequent years and all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$169,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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 forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of December, 2017.

Sandi I. Howard
Sandi I. Howard

Clifton B. Howard
Clifton B. Howard

Shelby County AL 12/19/2017
State of Alabama
Deed Tax: \$165.00

State of Alabama

County of Jefferson

I, Megan Johnson Templeton a Notary Public in and for the said County in said State, hereby certify that Sandi I. Howard and Clifton B. Howard, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of December, 2017.

Megan Johnson Templeton
Notary Public, State of Alabama
My Commission Expires: 4/11/2021

