

Send tax notice to: Della Pender 38330 Hwy 25, Harpersville Al 35078

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

20180306000073320
03/06/2018 03:33:12 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Fifteen thousand and no/100 (\$15,000.00) Dollars 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

Wilbur Franklin Green, a married man, whose mailing address is:

1224 MacQueen Dr. Helena 35080
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Della Pender whose mailing address is: 38330 Hwy 25 Harpersville Al 35078

and

Holly Pender Gates, whose mailing address is:

509 Hwy 62, Harpersville, Al. 35078

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 4414 US Highway 280, Harpersville, Al. 35078 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

Grantor is a married man, however, the property herein described is not the homestead of the Grantor or his spouse.

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 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 (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 persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 6th day of March, 2018.

Wilbur Franklin Green (SEAL)
WILBUR FRANKLIN GREEN

_____ (SEAL)

State of ALABAMA
County Of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wilbur Franklin Green, a married man, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of March, 2018.

[Signature]
NOTARY PUBLIC

My commission expires:

11-6-21

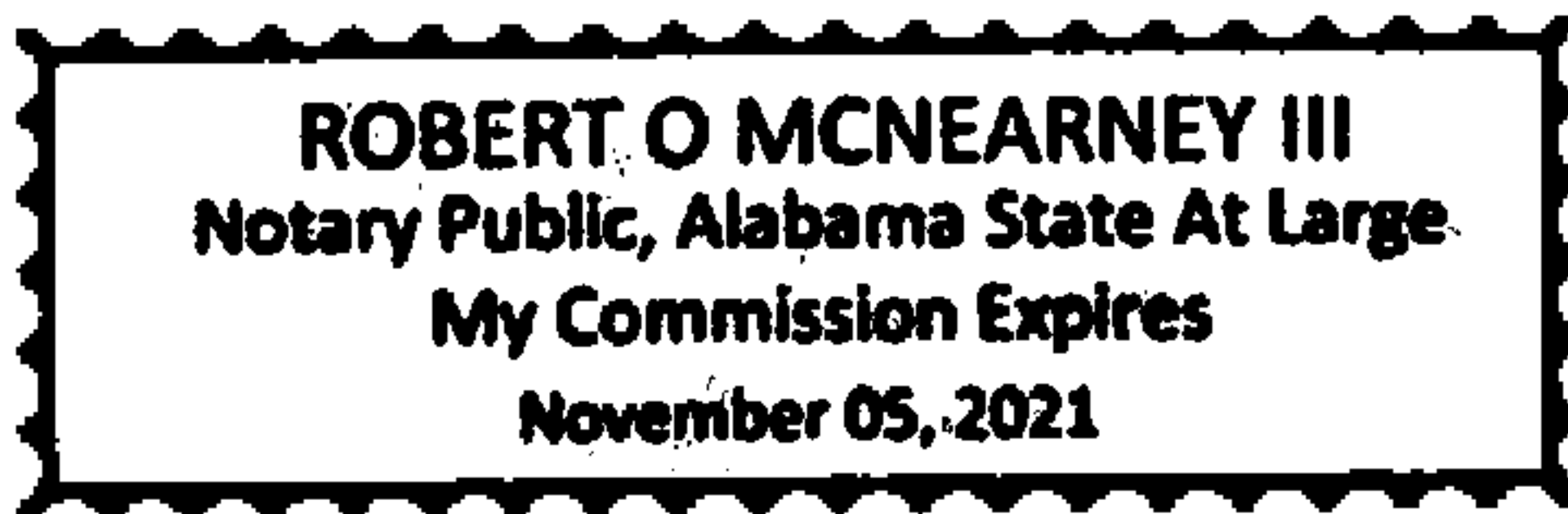
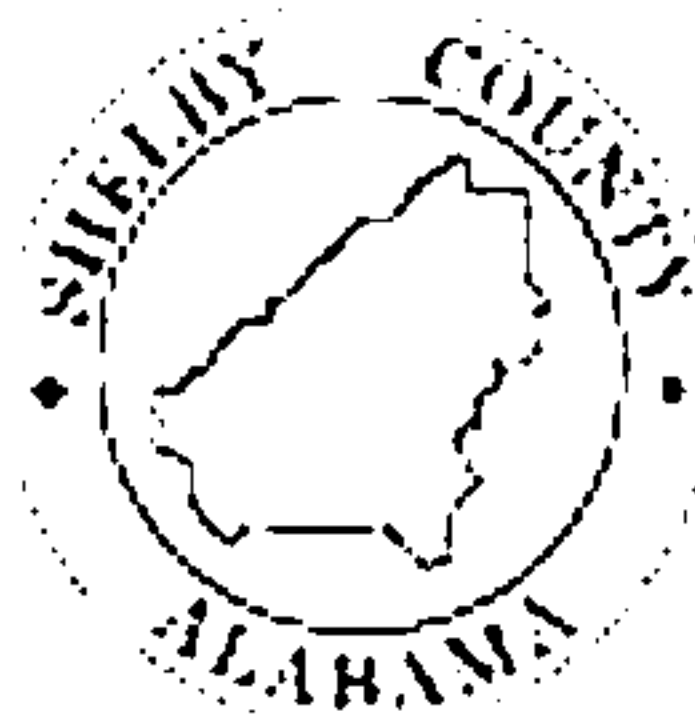


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 18-6335

Begin at the Southeast corner of the SE 1/4 of the NW 1/4 of Section 34, Township 19, Range 2 East, and run West along said Section line 226 feet, more or less, to the East right-of-way line of the Florida Short Route, sometimes known as U.S. Highway 91; thence run Northwesterly along said highway right-of-way line 900 feet to the point of beginning of the lot herein described; thence run in a Northeasterly direction, perpendicular to said highway right-of-way line 220 feet; thence run in a Northwesterly direction and parallel with said highway line 50 feet; thence run in a Southwesterly direction, and perpendicular to said highway right-of-way line 220 feet to said highway right-of-way line; run thence in a Southeasterly direction along said highway right-of-way line 50 feet to the point of beginning; all being situated in the SE 1/4 of the NW 1/4 of Section 34, Township 19, Range 2 East, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/06/2018 03:33:12 PM
\$36.00 CHERRY
20180306000073320

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".