

20180731000272860  
07/31/2018 12:10:25 PM  
DEEDS 1/2

Prepared by:  
Sandy F. Johnson  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

Send Tax Notice To:  
Andrew M Stewart  
Jenifer D Stewart  
55 Dogwood Dr.  
Calera, AL 35040

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty Two Thousand Dollars and No Cents (\$232,000.00)** 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

**Mary L. Glasgow, and unmarried woman, whose mailing address is:**

**55 Dogwood Dr, Calera, AL 35040**

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(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Andrew M Stewart and Jenifer D Stewart, whose mailing address is:**

**262 Shady Hill Drive, Montevallo, AL 35115**

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(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 55 Dogwood Dr., Calera, AL 35040 to-wit:

Part of the SE 1/4 of Section 22, Township 22 South, Range 2 West, being more particularly described as follows:

Commence at the NW corner of the S 1/2 of E 1/2 of SE 1/4, Fractional Section 22, Township 22 South, Range 2 West; thence run Easterly along the North boundary line of said S 1/2 of E 1/2 of SE 1/4 a distance of 332.25 feet to a point; thence turn an angle of 90° to the right and run a distance of 50.0 feet to the point of beginning on the South boundary line of a roadway; thence turn an angle of 90° to the Left and run Easterly along said roadway a distance of 236.85 feet to a point; thence turn an angle of 90° to the right and leaving said roadway run Southerly a distance of 200.0 feet to a point; thence turn an angle of 90° to the right and run Westerly a distance of 236.85 feet to a point; thence turn an angle of 90° to the right and run Northerly distance of 200.00 feet to the point of beginning.

Said parcel is lying in the S 1/2 of E 1/2 of SE 1/4, Fractional Section 22, Township 22 South, Range 2 West. Situated in Shelby County, Alabama.  
(28-05-22-0-000-032.001)

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

\$212,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Gussie W. Ball is deceased, having died on or about 8/26/97. Joe L. Ball was the surviving grantee of that Warranty Deed recorded in Instrument #1998/46306.

James F. Glasgow died on or about February 5, 2010.

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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 30th day of July, 2018.

Mary L. Glasgow  
Mary L. Glasgow

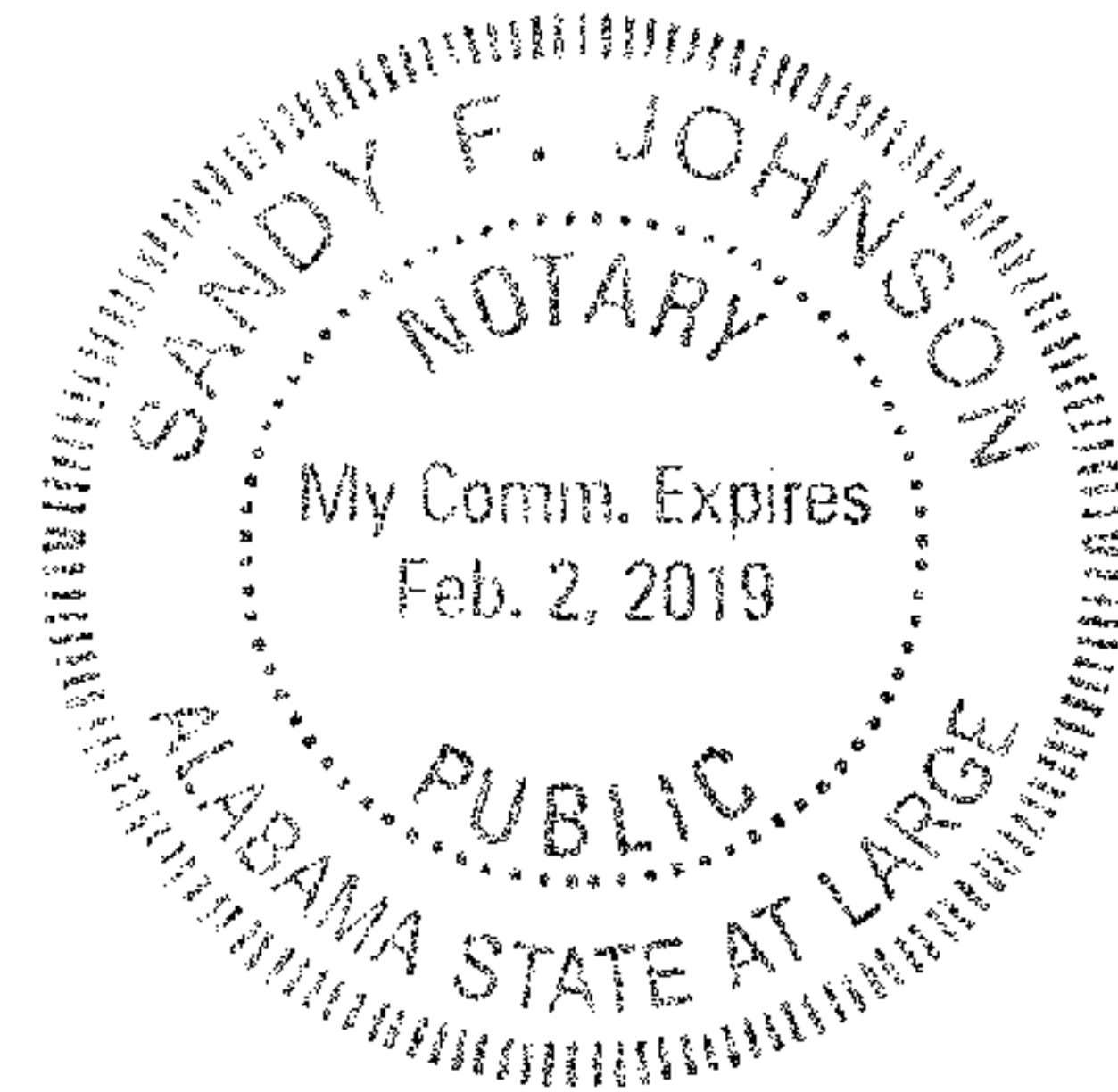
State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary L. Glasgow, 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 30th day of July, 2018.

Sandy F. Johnson

Notary Public, State of Alabama  
Sandy F. Johnson  
Printed Name of Notary  
My Commission Expires: February 02, 2019



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/31/2018 12:10:25 PM  
\$38.00 CHERRY  
20180731000272860

James W. Fuhrmeister