

Prepared by:  
Marcus Hunt  
2870 Old Rocky Ridge Rd., Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Jeremy D Peek  
Andrea L Peek 137 Shore Front Ln.  
Wilsonville, AL 35186

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Forty Four Thousand Dollars and No Cents (\$344,000.00)** 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

**Chris Swee and Renee Swee, husband and wife, whose mailing address is:**

616 Narrow Point Dr ; Birmingham, AL 35292

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

**Jeremy D Peek and Andrea L Peek, whose mailing address is:**

137 Shore Front Ln., Wilsonville, AL 35186

(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: 137 Shore Front Ln., Wilsonville, AL 35186 to-wit:


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

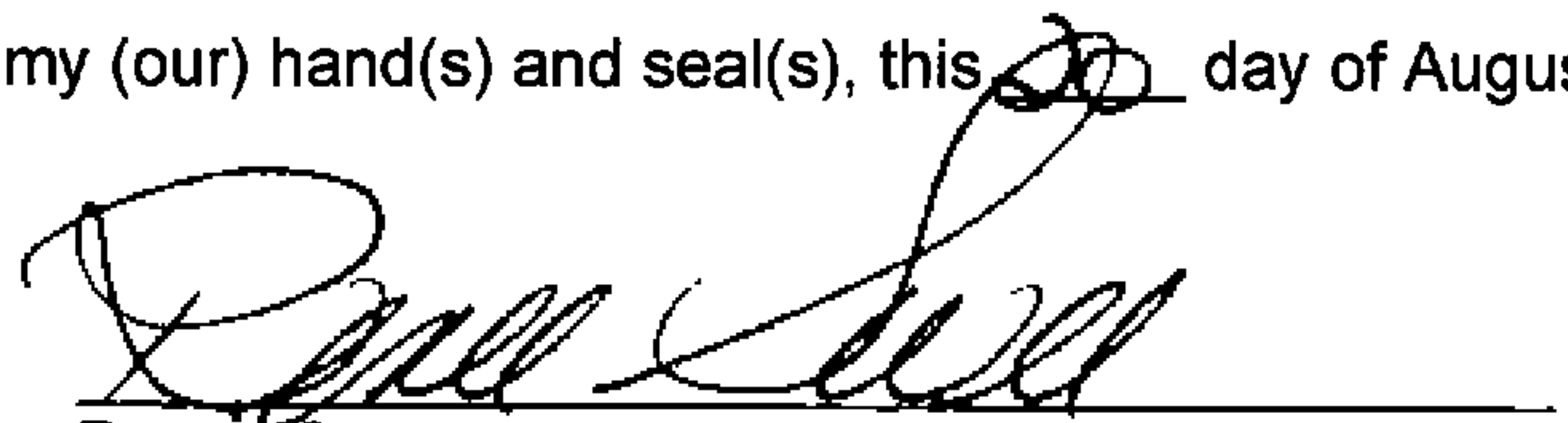
\$326,800.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 20 day of August, 2018.

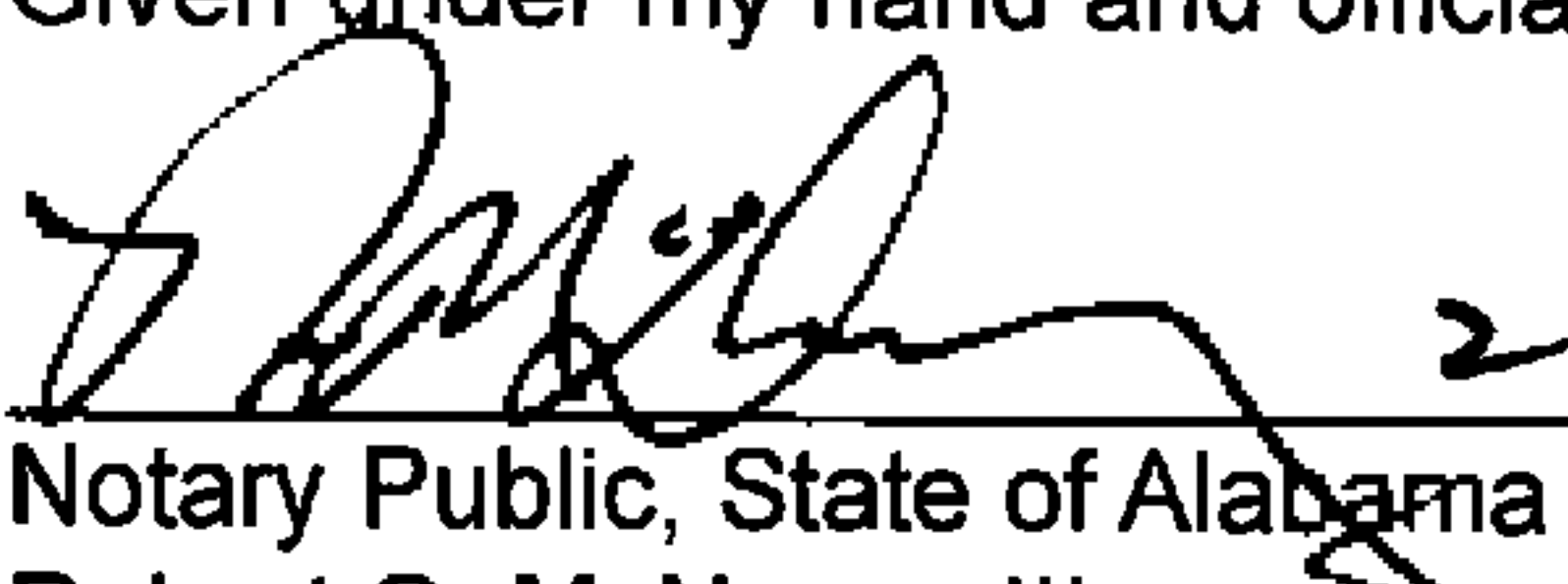
  
Chris Swee

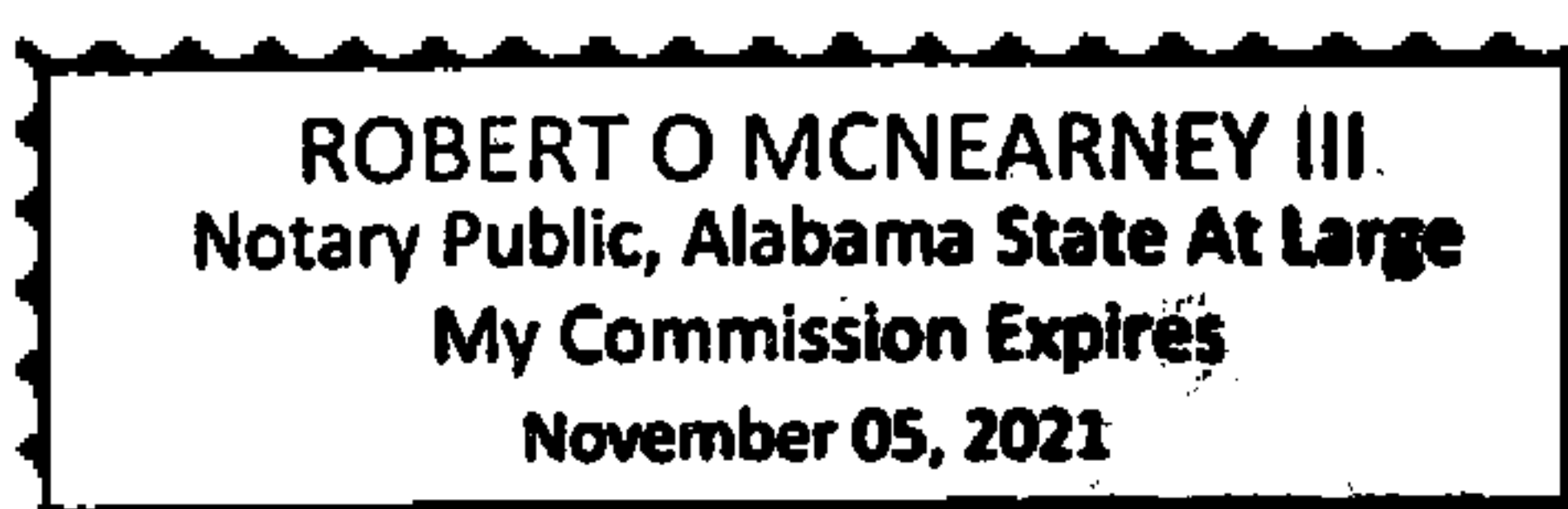
  
Renee Swee

State of Alabama  
County of

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Swee and Renee Swee, 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 20th day of August, 2018.

  
Notary Public, State of Alabama  
Robert O. McNeary, III  
Printed Name of Notary  
My Commission Expires: 11/5/21



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 18-8271

Lot 134, according to the Final Plat of Lakewood, Phase 1, as recorded in Map Book 33, Page 19, in the Probate Office of Shelby County, Alabama, being Situated by Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/21/2018 01:29:56 PM  
\$35.50 CHERRY  
20180821000299650

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the official text.