

20181001000349520

10/01/2018 02:20:12 PM

DEEDS 1/2

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

Send Tax Notice To:  
Jephery Adahm Guinan  
Heidi Beth Guinan  
113 Scarlet Oak Dr.  
Maylene, AL 35114

## 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 Twenty Nine Thousand Dollars and No Cents (\$329,000.00)** 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

**Bradley M. Hammond and Michaela Hammond, husband and wife, whose mailing address is:**

**14302 N. 35th E Ave, Skiatook, OK 74070**

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

**Jephery Adahm Guinan and Heidi Beth Guinan, whose mailing address is:**

**113 Scarlet Oak Dr., Maylene, AL 35114**

(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: 113 Scarlet Oak Dr., Maylene, AL 35114 to-wit:

Lot 436, according to the Survey of Lake Forest Fourth Sector, as recorded in Map Book 28, Page 93, in the Probate Office of Shelby County, Alabama.

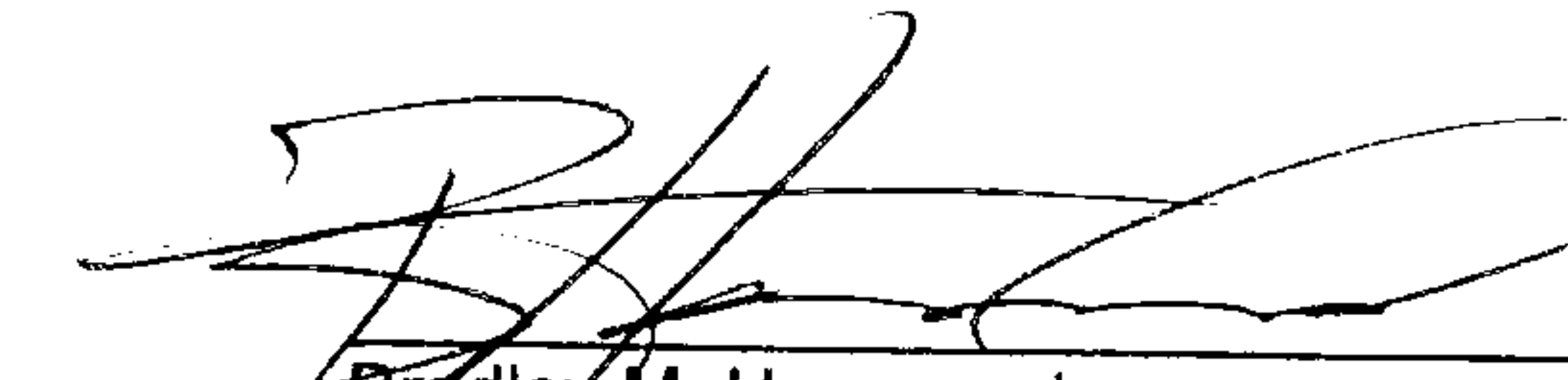
Subject to: All easements, restrictions and rights of way of record.

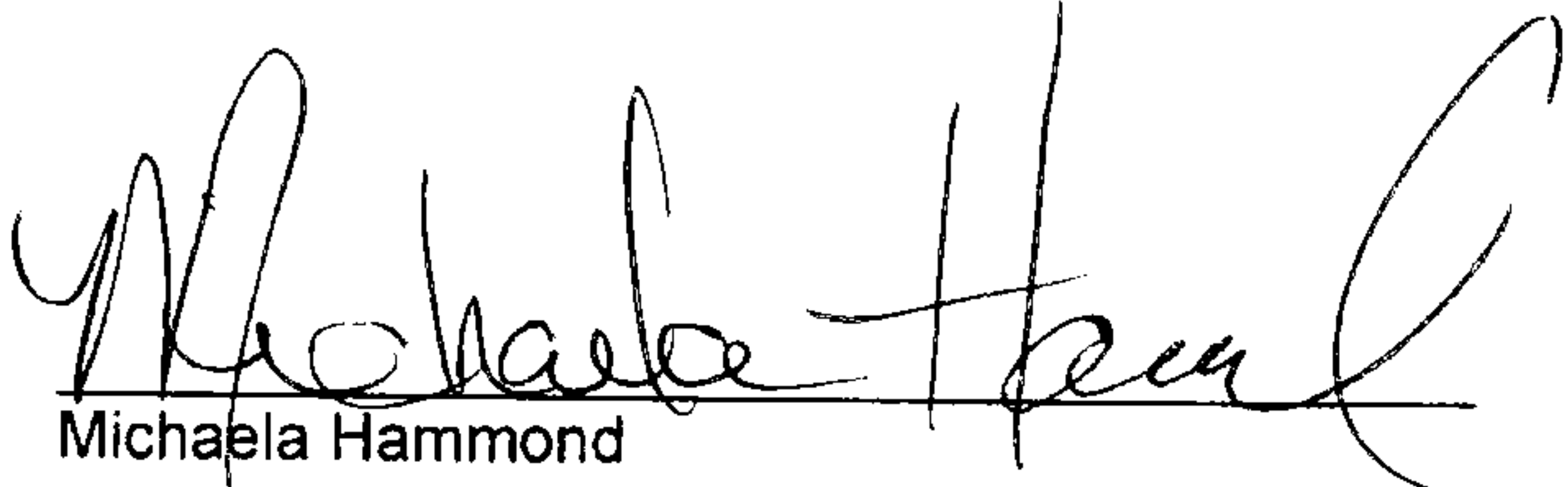
\$296,100.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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.

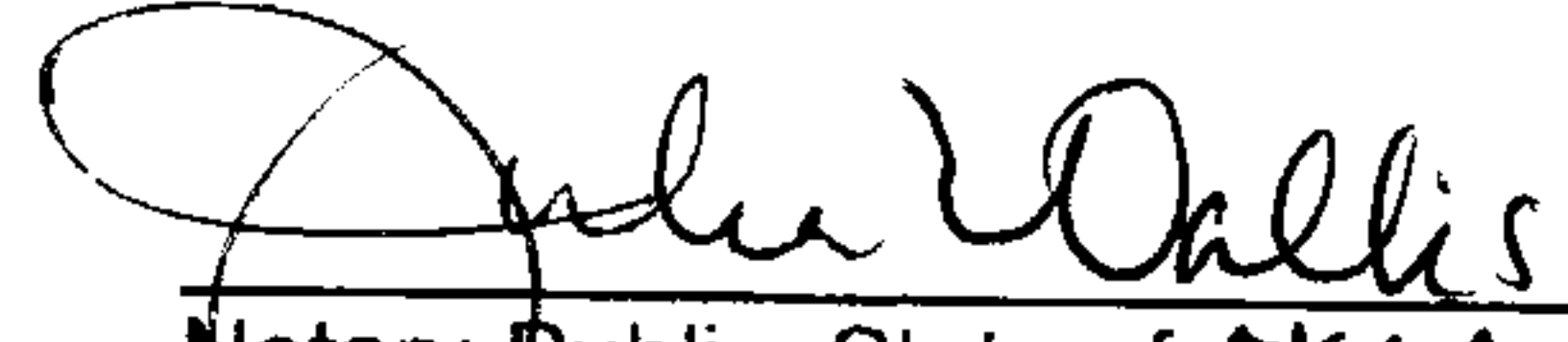
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 26<sup>th</sup> day of September, 2018.

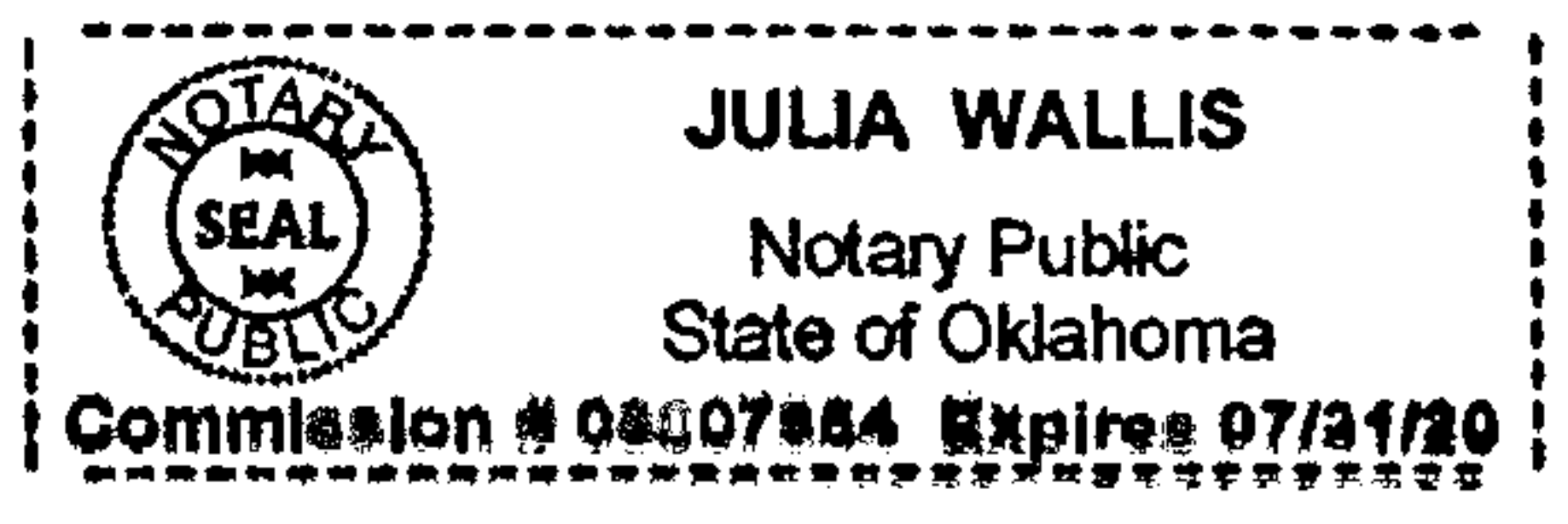
  
Bradley M. Hammond

  
Michaela Hammond

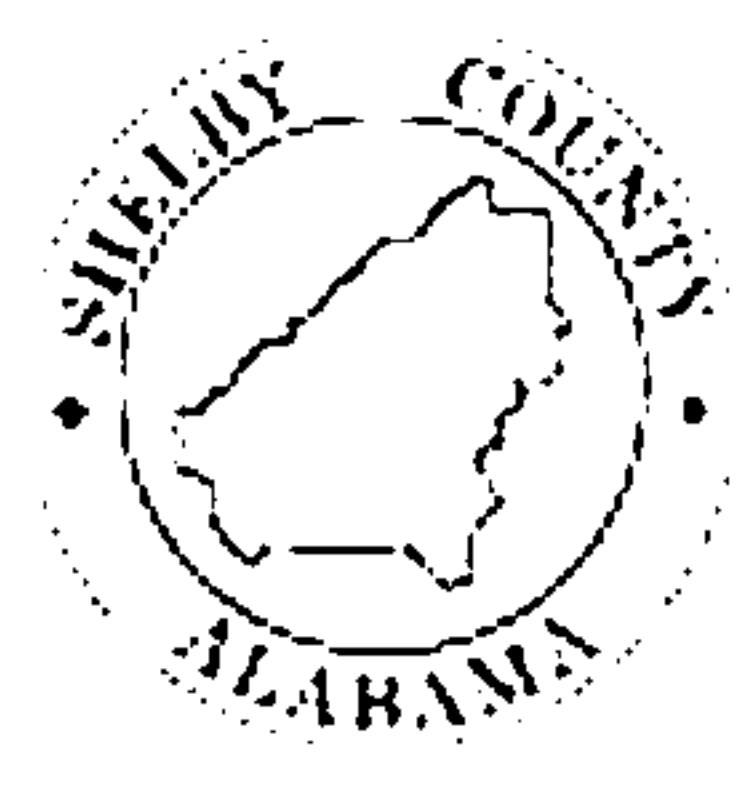
State of OKLAHOMA  
County of TULSA

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Bradley M. Hammond and Michaela Hammond, whose name 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 has/have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 24 day of September, 2018.

  
Notary Public, State of OKLAHOMA  
JULIA WALLIS  
Printed Name of Notary  
My Commission Expires: \_\_\_\_\_



20181001000349520 10/01/2018 02:20:12 PM DEEDS 2/2



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/01/2018 02:20:12 PM  
\$51.00 CHERRY  
20181001000349520

*Allie S. Bayl*