

Send Tax Notice to:

Joshua Wharton and Anna H. Wharton
151 Sugar Hill Lane
Alabaster, AL 35007

20190415000121140
04/15/2019 11:30:04 AM
DEEDS 1/2

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred and Nineteen thousand and 00/100 Dollars (\$119,000)**, 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 where is acknowledged. I or we, **Heather D. Bates, a single woman and Diane D. Dill, a married woman** (herein referred to as grantor, whether one or more) whose mailing address is 1163 Depot St, Riverside, AL 35135 grant, bargain, sell and convey unto **Joshua Wharton and Anna H. Wharton** (herein referred to as grantees) whose mailing address is **151 Sugar Hill Lane, Alabaster, AL 35007**, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **SHELBY COUNTY**, Alabama, having an address **151 Sugar Hill Lane, Alabaster, AL 35007** to wit:

Lot 12, according to the Survey of Sugar Hill Townhomes, as recorded in Map book 28, Page 115, in Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$115,430.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

This property does not constitute the homestead of Diane D. Dill or her spouse.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12 day of April, 2019

Heather D. Bates
Heather D. Bates

Diane D. Dill
Diane D. Dill

STATE OF ALABAMA,

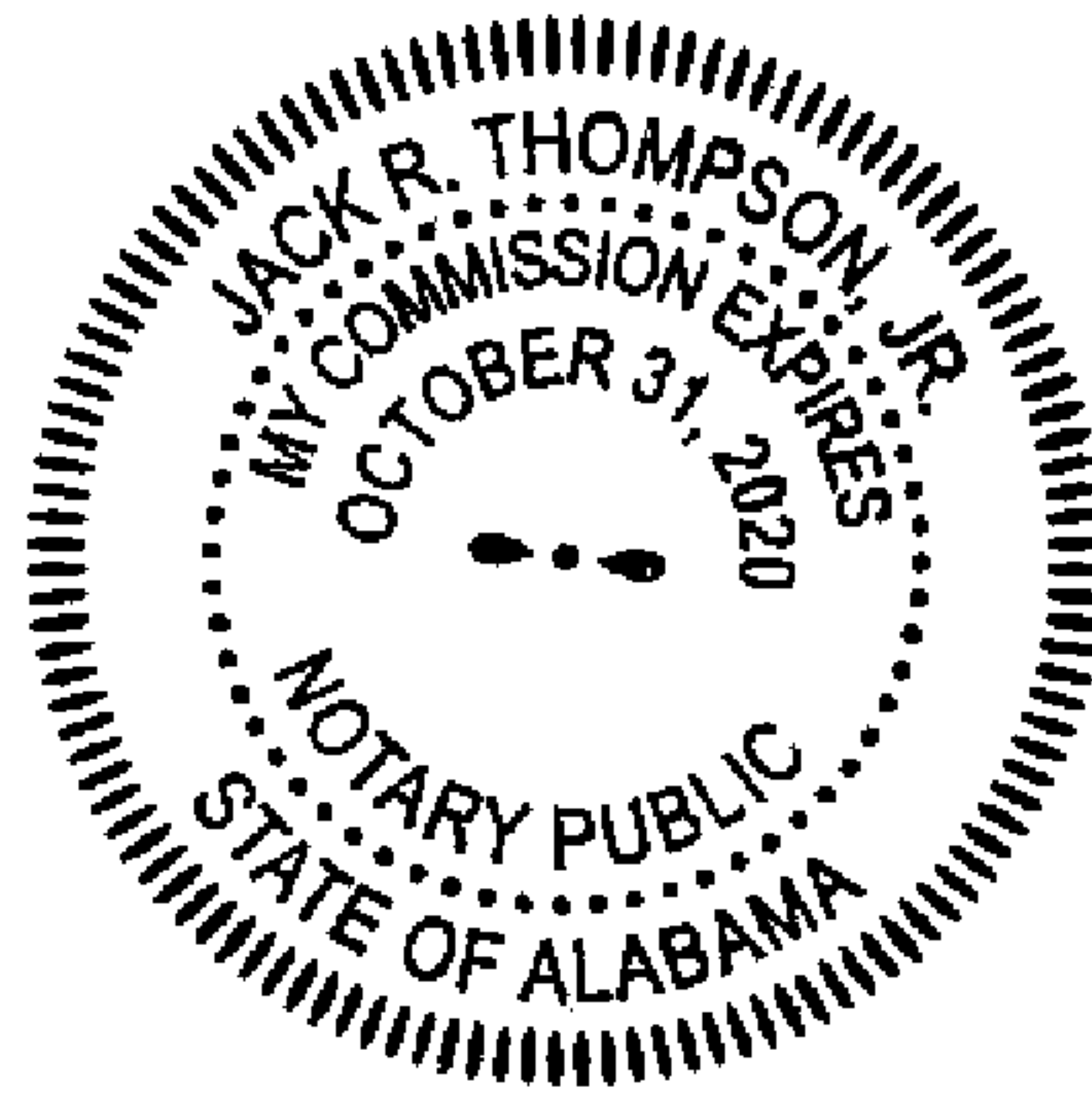
SHELBY COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Heather D. Bates and Diane D. Dill** 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 this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 12th day of April, 2019

My Commission Expires: 10/31/2020

Thompson Jr.
Notary Public



(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB 1047



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/15/2019 11:30:04 AM
\$22.00 CHARITY
20190415000121140

Allie S. Bayl