

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Sandy Tolbert
Dan Tolbert
26651 Highway 145
Wilsonville, AL 35186

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seventy-Four Thousand Two Hundred and 00/100 Dollars (\$74,200.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

Lore Foley, an unmarried person

(herein referred to as Grantor) do grant, bargain, sell and convey unto

Sandy Tolbert and Dan Tolbert

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 1, according to the Map of Killingsworth Subdivision, as recorded in Map Book 25, Page 109, in the Probate Office of Shelby County, Alabama.

Lore Foley is the sole heir of George Foley and Trudy Foley, Grantees in that certain Warranty Deed with Right of Survivorship recorded in Inst. No. 2000-14201.

\$68,200.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 the 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal, this August 9, 2019.

Lore U. Foley

Lore Foley

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

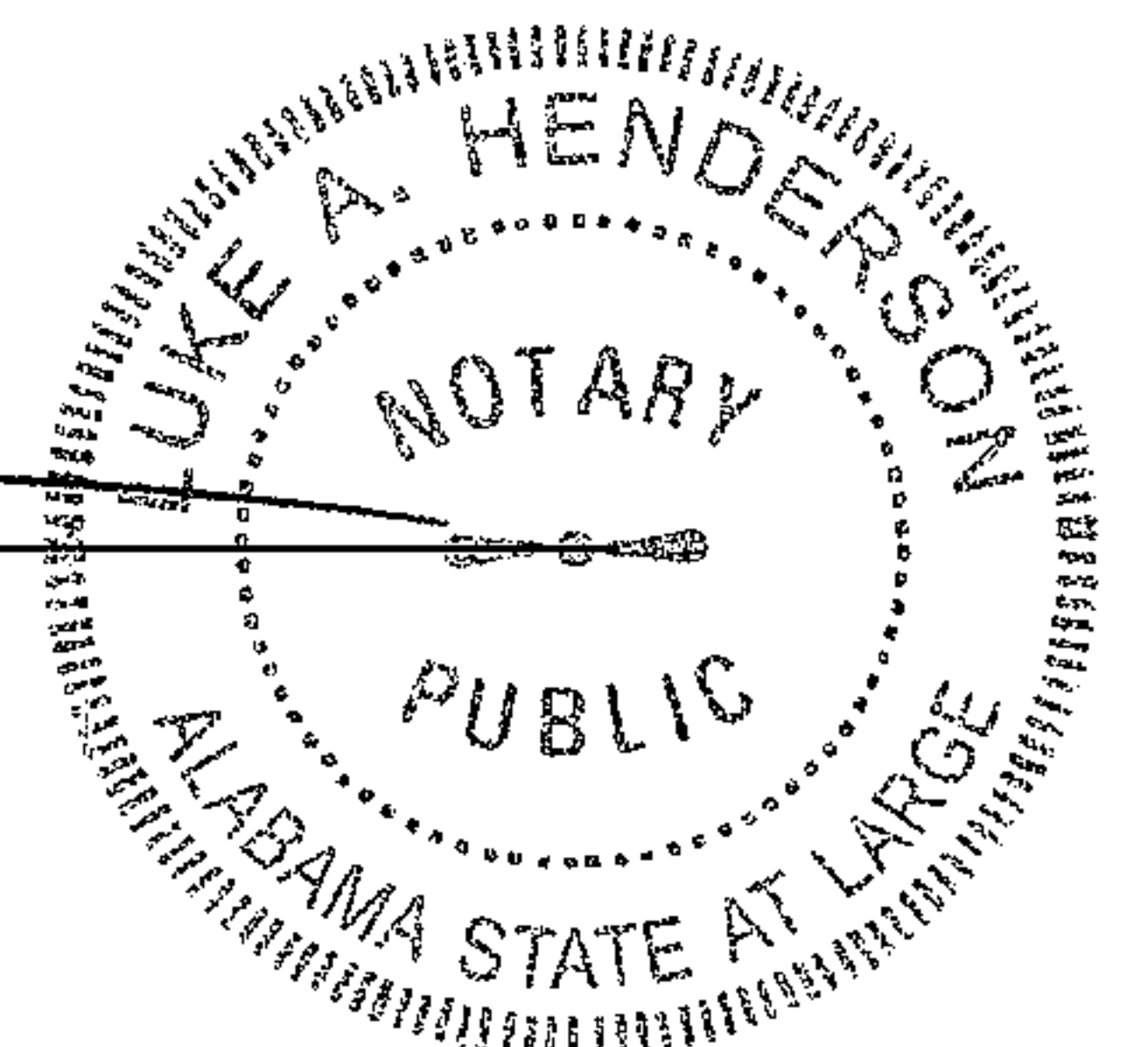
I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Lore Foley**, an unmarried person, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Lore Foley executed the same voluntarily on the day the same bears date.

Given under my hand and seal this August 9, 2019.

My Commission Expires: 07/26/2020

Luke A. Henderson

Notary Public



Grantor's Address: P.O. BOX 34 Wilsonville, AL 35186
Property Address: 26651 Highway 145, Wilsonville, AL 35186



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/20/2019 12:57:33 PM
\$21.00 CHERRY
20190820000305160

Allen S. Boyd