

20200728000314630

07/28/2020 11:03:25 AM

DEEDS 1/2

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

Send Tax Notice To:
Jerry Gregory Morris
Kasey Dawn Morris
229 Rossburg 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 **One Hundred Sixty Four Thousand Five Hundred Dollars and No Cents (\$164,500.00) 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

Robby Smith and Amanda Smith, husband and wife, whose mailing address is:

1478 Bethlehem Rd. ROCKMART, GA 30153

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

Jerry Gregory Morris and Kasey Dawn Morris, whose mailing address is:

229 Rossburg Dr., Calera, AL 35040

(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: 229 Rossburg Dr., Calera, AL 35040 to-wit:

Lot 35 according to the Survey of Rossburg, Sector II, as recorded in Map Book 36, Page 38 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

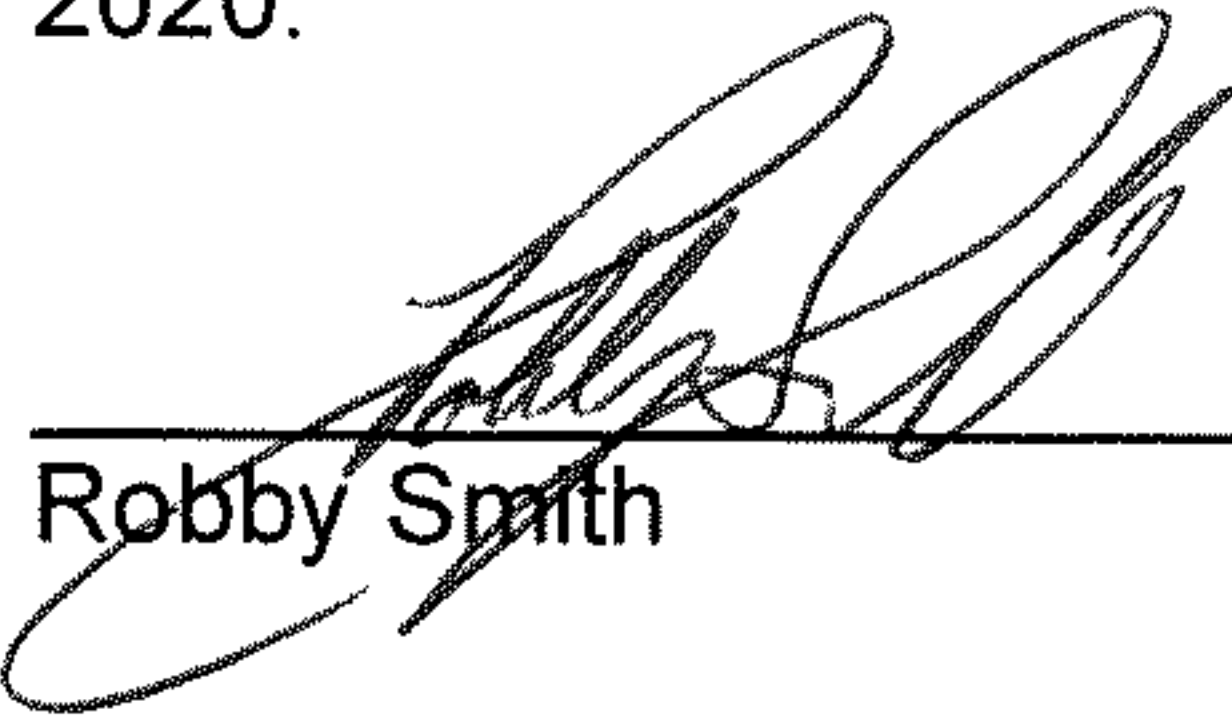
Subject to: All easements, restrictions and rights of way of record.

\$156,275.00 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 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 24 day of July, 2020.



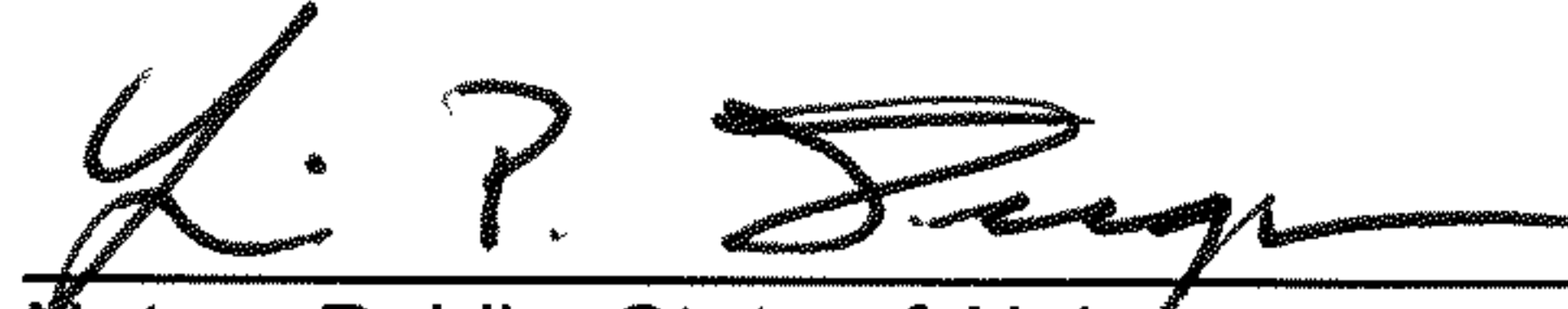
Robby Smith



Amanda Smith

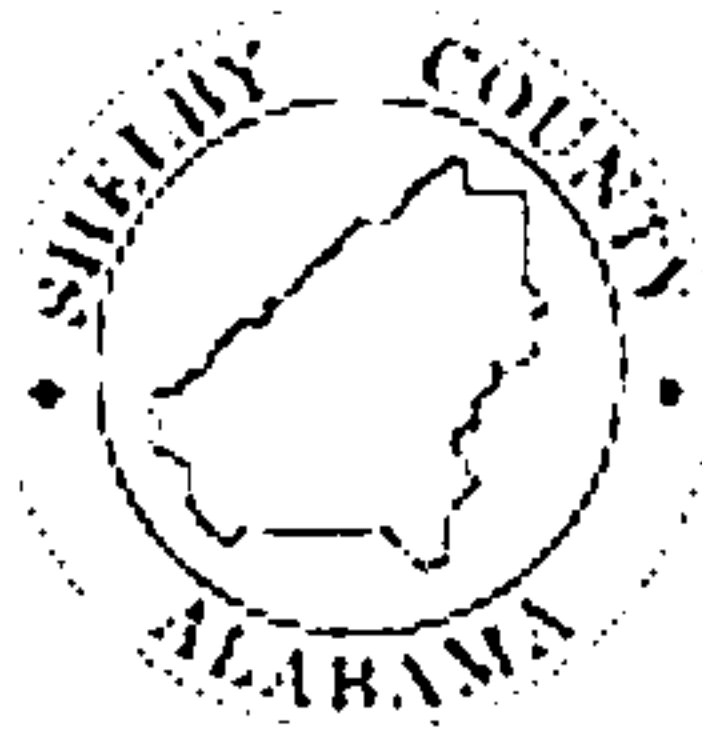
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robby Smith and Amanda Smith, 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 24th day of July, 2020.



Notary Public, State of Alabama
Levi P. Dunagan
Printed Name of Notary
My Commission Expires: 8/31/2022

Levi P. Dunagan
Notary Public, Alabama State At Large
My Commission Expires August 31, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/28/2020 11:03:25 AM
\$33.50 CHERRY
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