

This instrument was prepared by:
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Phone (205) 443-9027

Send Tax Notice To:

Anthony McTyer
Yvonne Jones-McTyer

144 Grande View Ln.
Maylene, AL 35114

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$185,000.00, 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 Betty C. Harris a single person. Betty C. Harris is the Surviving grantee of deed recorded in Instrument No. 1997-01916, the other grantee Richard L. Harris having died on January 1, 2013. , whose mailing address is 6338 Sunset Dr. Sylran Springs, AL 35118 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Anthony McTyer and Yvonne Jones-McTyer, whose mailing address is 144 Grande View Ln. Maylene, AL 35114 (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 144 Grande View Lane, Maylene, AL 35114; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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.

Note; \$188,977.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 23rd day of October, 2013.

Betty C. Harris
Betty C. Harris

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Betty C. Harris, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, She executed the same voluntarily on the day the same bears date.


Given under my official hand and seal this the 23rd day of October, 2013.

Dana Wright McGowan
Notary Public
Commission Expires: 3/5/17



EXHIBIT "A"
Legal Description

Lot 29, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 2nd Addition, as recorded in Map Book 20, Page 66, in the Probate Office of Shelby County, Alabama.


20131105000436340 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
11/05/2013 11:51:22 AM FILED/CERT