

STATE OF ALABAMA  
COUNTY OF SHELBY

# Warranty Deed

## Jointly with Right of Survivorship

**Know all Men by these Presents:** That, in consideration of **\$90,500.00**, the amount of which has been verified by the sales contract between the parties, and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **ALBERT D. BYRD and ELIZABETH A. BYRD, husband and wife**, having an address of 536 Thrash Road, Clanton, AL 35045 (herein referred to as “Grantors”) do by these presents grant, bargain, sell and convey unto **ERIC SANDEFUR and BRENDA TUCKER, husband and wife**, having an address of 1765 Ashville Road, Montevallo, AL 35115 (herein referred to as “Grantees”) all of Grantors’ interest in and to the following described real estate situated in Wilton, Shelby County, Alabama, to-wit:

**LOT 15, 16 AND 17, BLOCK D, ACCORDING TO THE PLAT OF WILMONT SUBDIVISION AS RECORDED IN MAP BOOK 3, PAGE 124, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

SUBJECT TO: Taxes for the current year and subsequent years, a lien not yet due and payable, and any and all restrictions, easements, exceptions, reservations and rights of way of record, if any.

Property Address: **325 Strother Street, Montevallo, AL 35115**

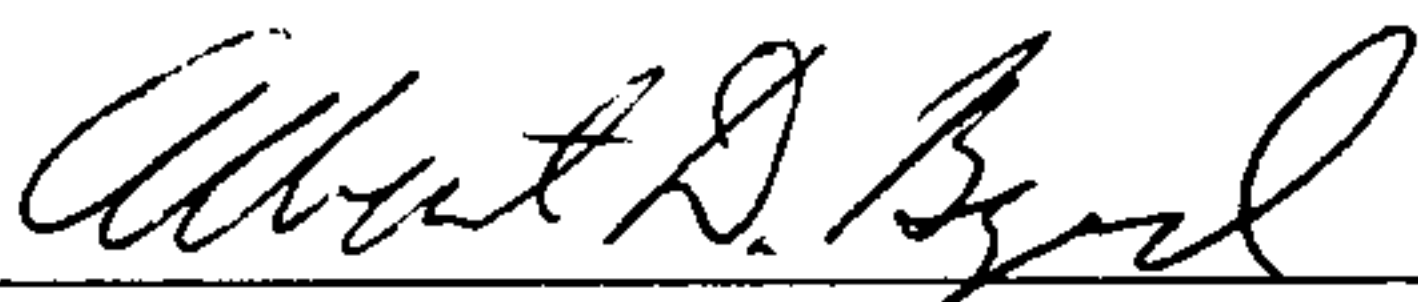
THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH.


**To Have and To Hold** the aforegranted premises to the said Grantees as joint tenants with right of survivorship for and during their joint lives, and upon the death of either of them then to the survivor of them, in fee simple, and to the successors and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that the premises is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees their heirs, personal

representatives and assigns forever, against the lawful claims of all persons claiming by and through Grantors.

**In Witness Whereof**, the said Grantors have set their hands and seals this 30<sup>th</sup> day of April, 2014.

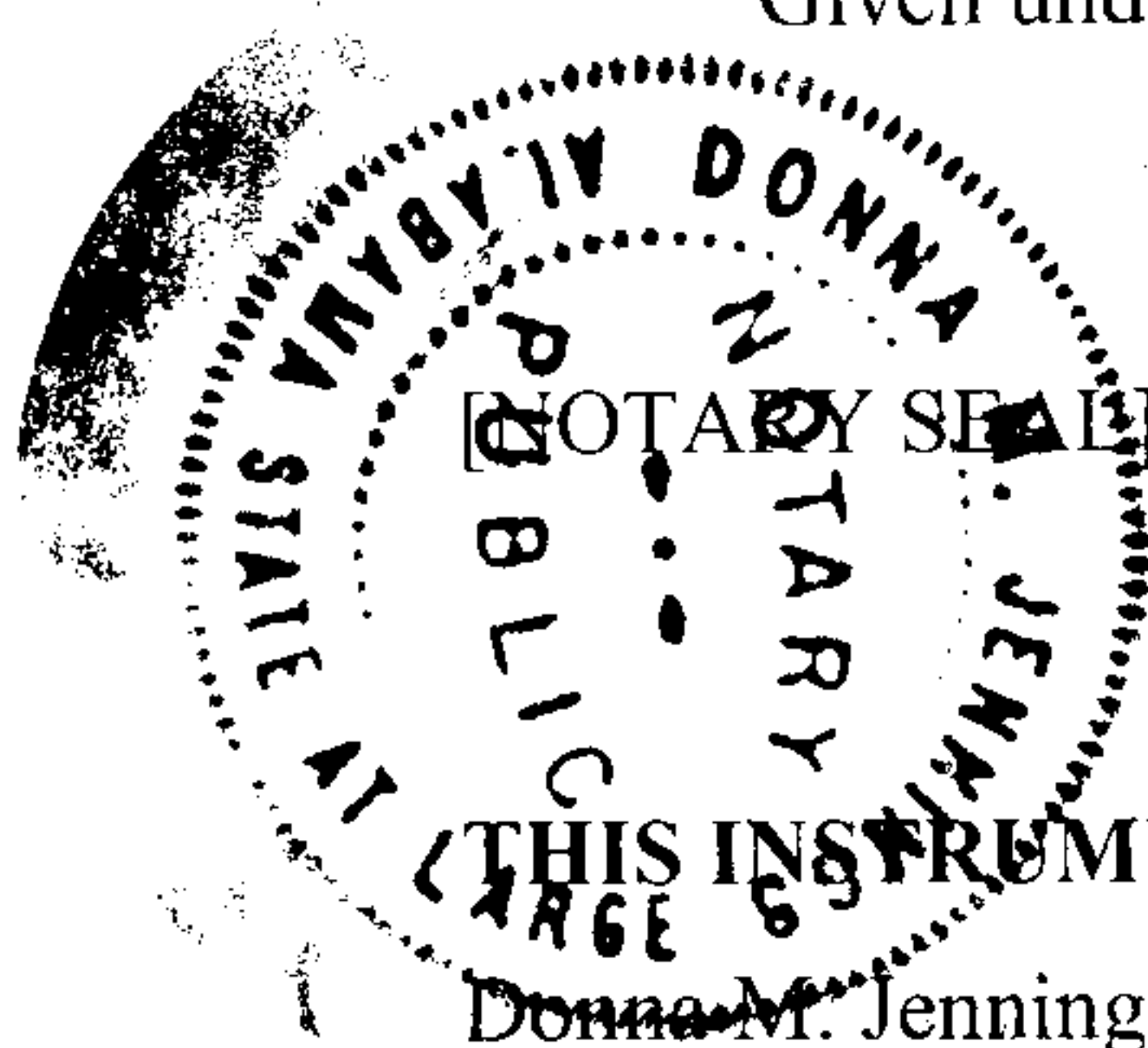
  
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**ALBERT D. BYRD**

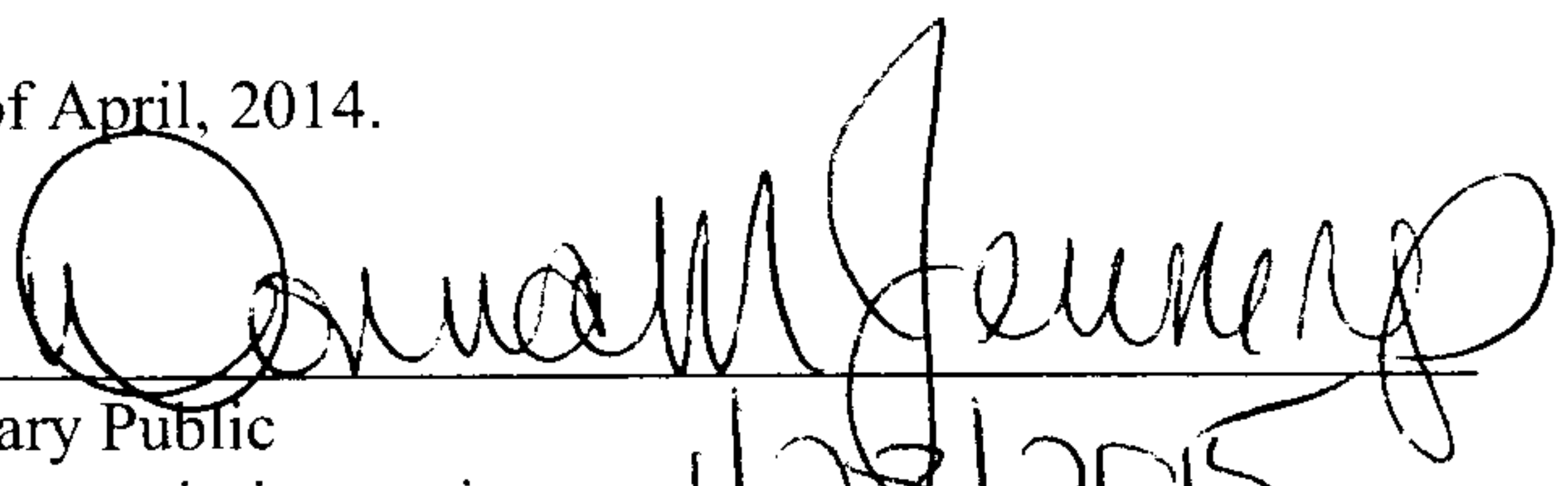
  
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**ELIZABETH A. BYRD**


STATE OF ALABAMA  
CHILTON COUNTY

I, DONNA M. JENNINGS, a Notary Public in and for said County in said State, hereby certify that ALBERT D. BYRD AND ELIZABETH A. BYRD are signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, they executed the same voluntarily.

Given under my hand and seal this 30<sup>th</sup> day of April, 2014.



  
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Notary Public  
My commission expires 1/28/2015

  
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Shelby Cnty Judge of Probate, AL  
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