

Send tax notice to: Ricky P. Messer 1102 Highway Dr Oxford AL 36203

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,
Birmingham AL 35242

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 seventy-nine thousand seven hundred and no/100 (\$179,700.00) being the market value according to the Tax Assessor** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Ricky P. Messer, a married man whose mailing address
is: 1102 Highway Dr Oxford AL 36203

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

Ricky P. Messer and Leslie Grier Messer, whose mailing address is:
1102 Highway Dr Oxford AL 36203

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 224 Perthshire Way, Pelham, Al. 35124 to-wit:

Lot 1823, according to the Survey of Perthshire at Ballantrae, Phase 1, as recorded in Map Book 40, Page 91 in the Office of the Judge of Probate of Shelby County, Alabama.

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

Grantor is a married man, however, the property herein described is not the homestead of the Grantor or his spouse.


Grantor Ricky P. Messer is one and the same person as Ricky P. Messer Grantee.

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 we have hereunto set our hands(s) and seal(s) this 24 day of June, 2014.

Shelby County, AL 06/27/2014
State of Alabama
Deed Tax: \$90.00


20140627000195320 1/2 \$107.00
Shelby Cnty Judge of Probate, AL
06/27/2014 11:49:57 AM FILED/CERT

Ricky P. Messer (SEAL)
RICKY P. MESSER

_____(SEAL)


State of ALABAMA
County of SHELBY *Calhoun*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ricky P. Messer, a married man, 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 have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 24 day of June, 2014.

My commission expires:

4/14/2015

Christina J. Parker
NOTARY PUBLIC


20140627000195320 2/2 \$107.00
Shelby Cnty Judge of Probate, AL
06/27/2014 11:49:57 AM FILED/CERT