

14-997



20140904000278690 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
09/04/2014 03:45:49 PM FILED/CERT

Send tax notice to: Ryan K. Shealy, 22 Pamela Dr., Calera, Al. 35040

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 twenty-five thousand and no/100 (\$125,000.00) Dollars the amount of which can be verified by 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

Myra Stewart, an unmarried woman whose mailing address is:

120 Moss Dr Calera AL 35040

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

Ryan K. Shealy and Elizabeth F. Shealy whose mailing address is: 22 Pamela Dr., Calera, Al. 35040

(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: 22 Pamela Dr., Calera, Al. 35040 to-wit:

Lot 49, according to the Survey of Allendale Subdivision, as recorded in Map Book 4, page 78 in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$122,735.00 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.

Shelby County, AL 09/04/2014
State of Alabama
Deed Tax: \$2.50

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 28th day of August, 2014.

Myra Stewart (SEAL)
MYRA STEWART

_____(SEAL)

State of ALABAMA
County of SHELBY

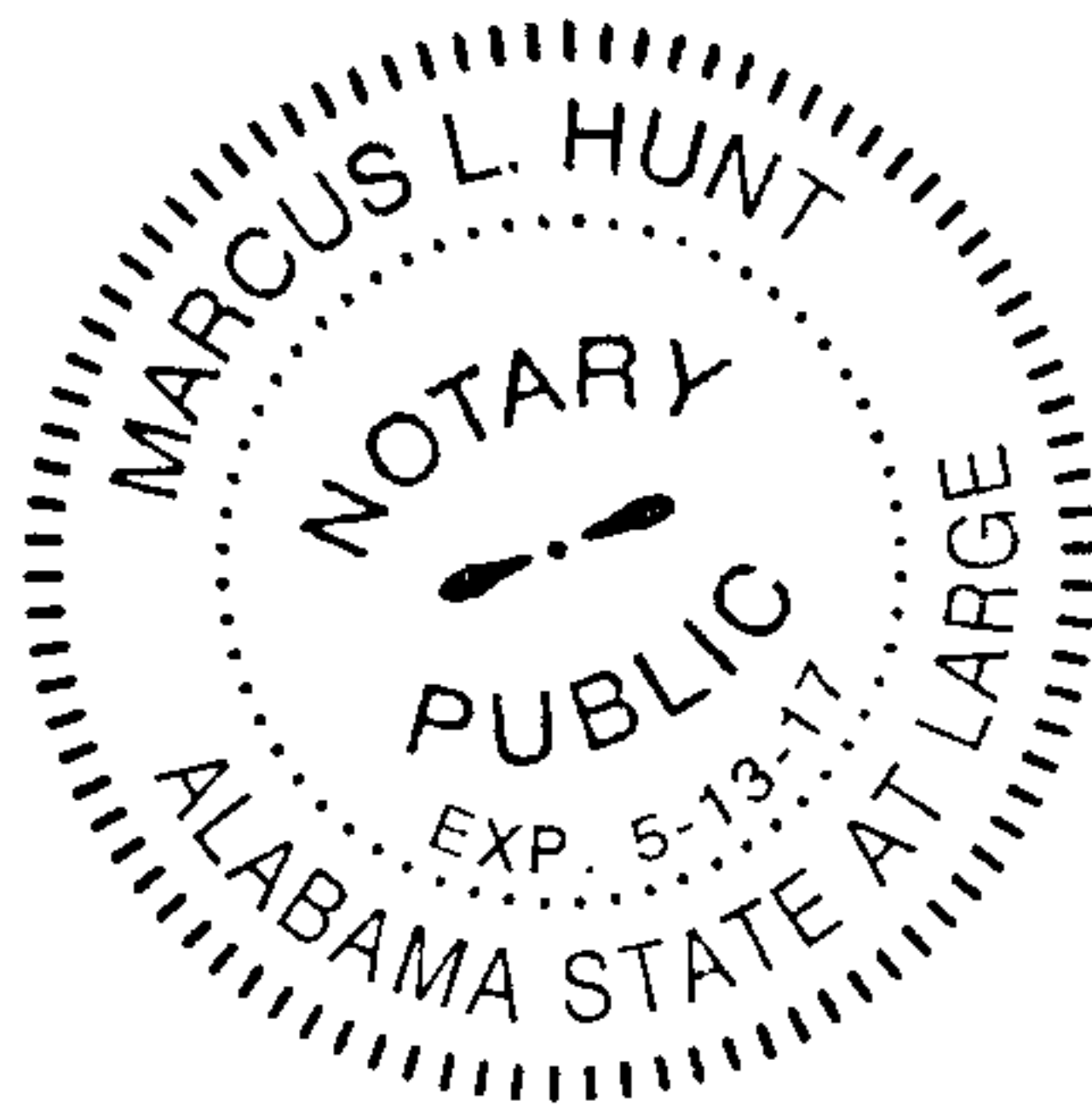
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Myra Stewart, an unmarried woman whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of August, 2014.

My commission expires:

5/13/17


[Signature]
NOTARY PUBLIC



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Exhibit A

Lot 49, according to the Survey of Allendale Subdivision, as recorded in Map Book 4, Page 78 in the Office of the Judge of Probate of Shelby County, Alabama.


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