


15-1349

Send tax notice to: Randall E. Guy, 133 Carriage Creek Path, Chelsea, AL 35043

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


20150512000156050 1/2 \$97.00
Shelby Cnty Judge of Probate, AL
05/12/2015 09:44:14 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred sixty-seven thousand five hundred and no/100 (\$367,500.00) Dollars, 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

Michael Thomas and his wife Moriah Thomas, whose mailing address
is: 108 Augusta Way Helena, AL 35080

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

Randall E. Guy and Carolyn M. Guy whose mailing address is: 133 Carriage Creek Path, Chelsea, AL 35043

(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: 133 Carriage Creek Path, Chelsea, AL 35043 to-wit:

Lot 8-A, according to the resurvey of Lots 8, 9, 10 and 17 of the Carriage Creek Subdivision, as recorded in Map Book 37, Page 33 in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$237,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

\$50,000.00 of the above mentioned purchase price was paid for from a second mortgage loan which was closed simultaneously herewith and which is second and subordinate to the first mortgage recited above.

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 4th day of April, 2015.

Shelby County, AL 05/12/2015
State of Alabama
Deed Tax: \$80.00

Michael Thomas (SEAL)
MICHAEL THOMAS

Moriah Thomas (SEAL)
MORIAH THOMAS

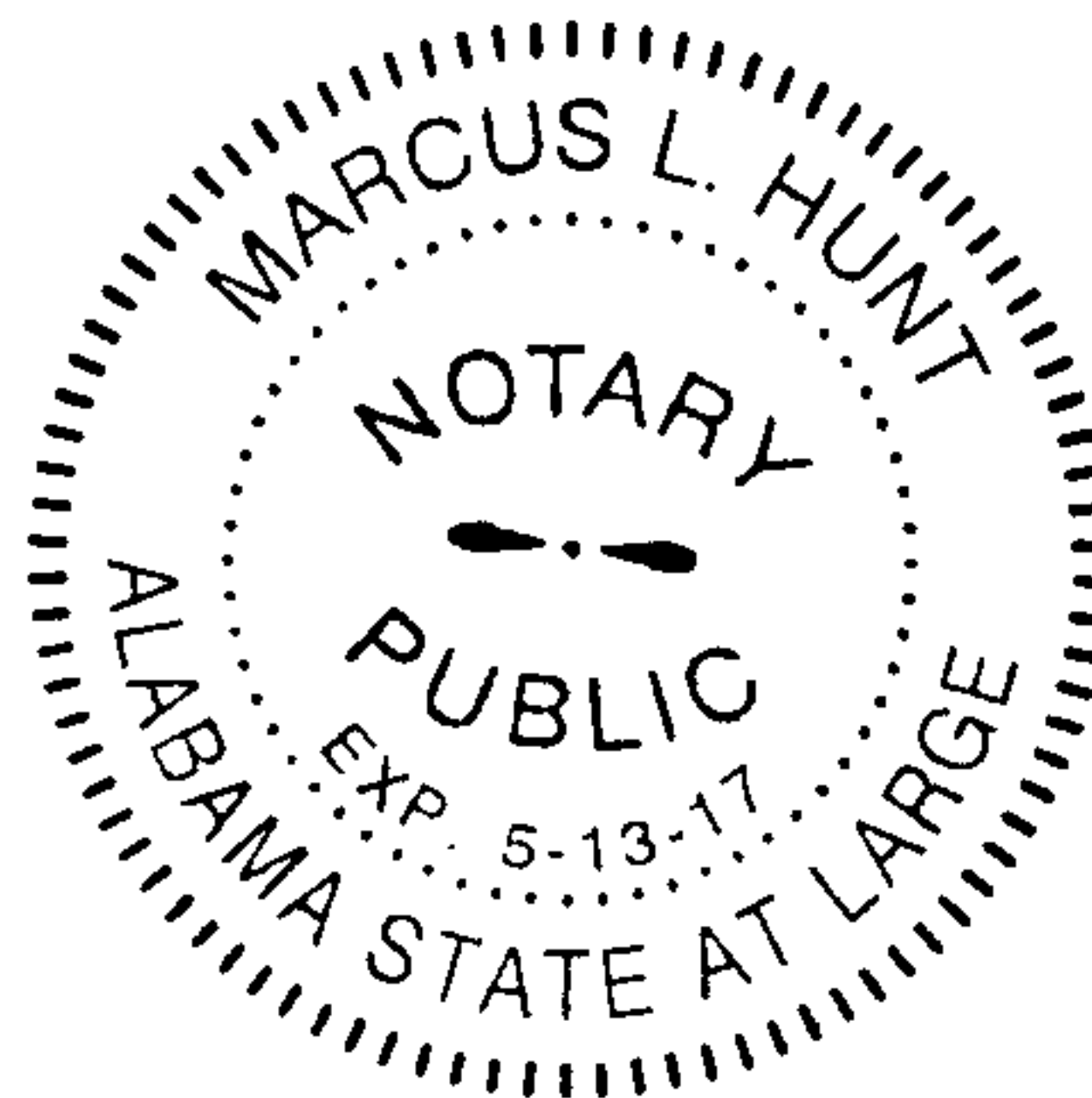
State of ALABAMA
County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Thomas and his wife Moriah Thomas, 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 4th day of April, 2015.

My commission expires: 5/13/17

Marcus L. Hunt
NOTARY PUBLIC



20150512000156050 2/2 \$97.00
Shelby Cnty Judge of Probate, AL
05/12/2015 09:44:14 AM FILED/CERT