


15-1634.

This instrument was prepared by:
Marcus Hunt
2870 Old Rocky Ridge Road, Suite 160
Birmingham, AL 35243

Send Tax Notice to:
Sean Tipton
152 Rossburg Dr
Calera, AL 35040-4998

WARRANTY DEED
(Joint Tenants with Right of Survivorship)


20150909000314370 1/2 \$21.50
Shelby Cnty Judge of Probate, AL
09/09/2015 09:11:27 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF JEFFERSON) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Thirty-Eight Thousand Nine Hundred and NO/100—Dollars (\$138,900.00)—Dollars, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Nicholas H. Daviston and wife, Jessica L. Daviston whose mailing address is:

3413 CARISBROOKE PKWY, HOOPER, AL 35226

(herein referred to as grantors, do grant, bargain, sell and convey unto

Sean Tipton and wife, Abbey Tipton, whose mailing address is:
152 Rossburg Dr., Calera, AL 35040-4998

(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 152 Rossburg Dr., Calera, AL 35040-4998 to wit:

Lot 14, according to the Survey of Rossburg, Sector 1, as recorded in Map Book 35, page 124, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

\$134,733.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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 the 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.

Shelby County, AL 09/09/2015
State of Alabama
Deed Tax: \$4.50

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I an (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 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, I have hereunto set my hands and seals this 31st day of August, 2015.

Witness:



Nicholas H. Daviston

Witness:



Jessica L. Daviston

General Acknowledgement

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nicholas H. Daviston and wife, Jessica L. Daviston**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, 2015.

My Commission Expires: 11/5/17



Notary Public

