

Send tax notice to: John W. Sides, 2201 Williamsburg Dr., Pelham, Al. 35124

This instrument was prepared by Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

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-three thousand and no/100 (173,000.00) 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,

**Sara Cathryn Boyers and her husband Sam Boyers, whose mailing address is:**

312 Ruby Walk Dr. Morrisville, NC 27560

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

**John W. Sides and Jennifer C. Sides whose mailing address is:**

**2201 Williamsburg Dr., Pelham, Al. 35124**

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in **Shelby** County, Alabama, whose mailing address is: 2201 Williamsburg Dr., Pelham, Al. 35124 to-wit:

Lot 28, according to the Survey of Chanda Terrace, 1<sup>st</sup> Sector, as recorded in Map Book 9, page 100 in the Probate Office of Shelby County, Alabama.

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

\$138,400.00 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.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 8<sup>th</sup> day of January, 2016.

 (Seal)  
SARA CATHRYN BOYERS

 (Seal)  
SAM BOYERS BY AND THROUGH HIS AGENT  
SARA CATHRYN BOYERS

By and through his agent  

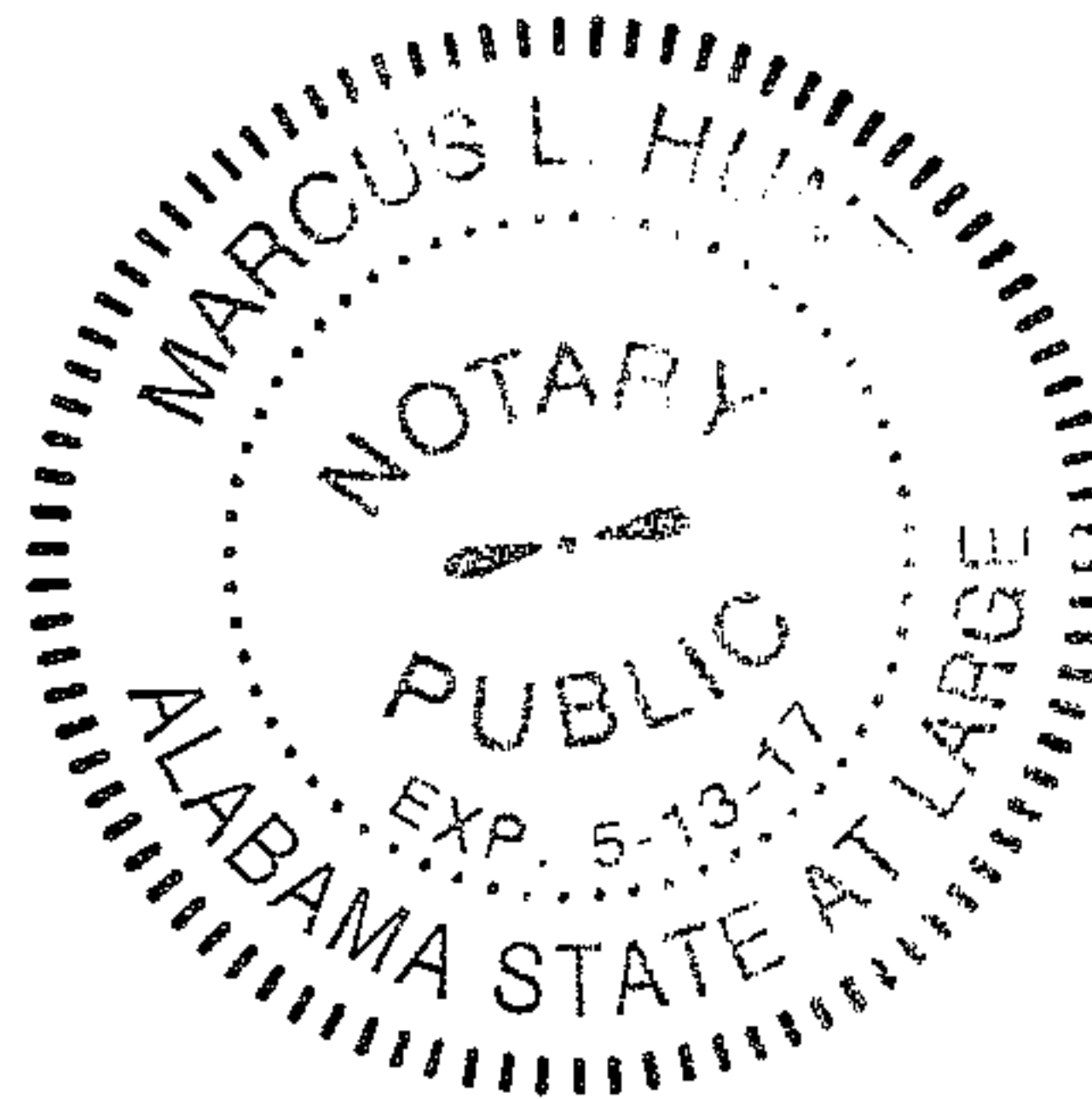

State of ALABAMA  
County of JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Sara Cathryn Boyers, a married woman whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand this the 8<sup>th</sup> day of January, 2016.

  
NOTARY PUBLIC

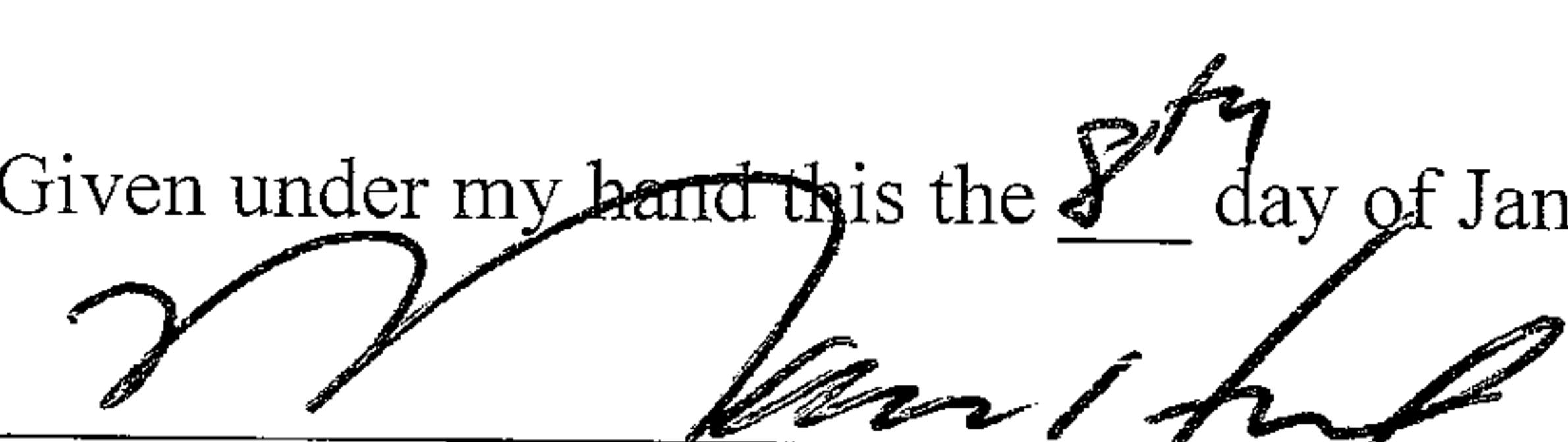
My commission expires: 5/13/17



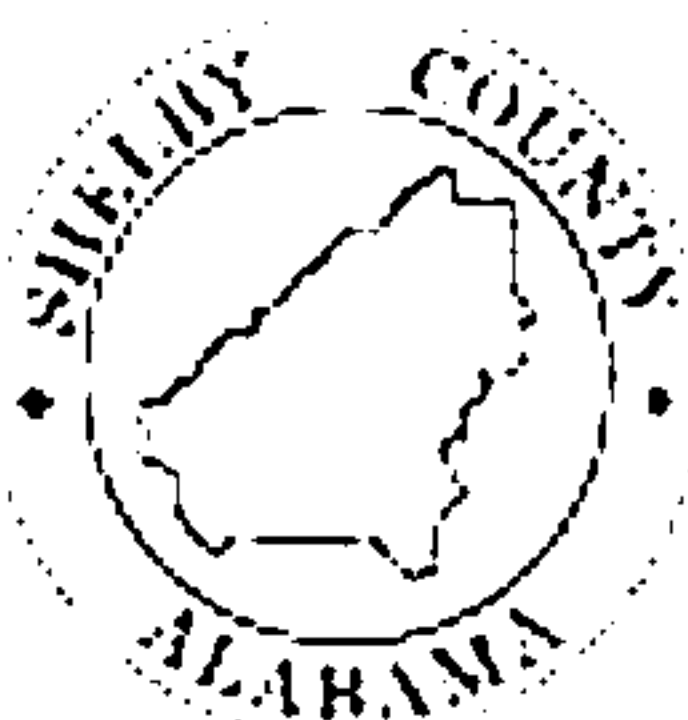
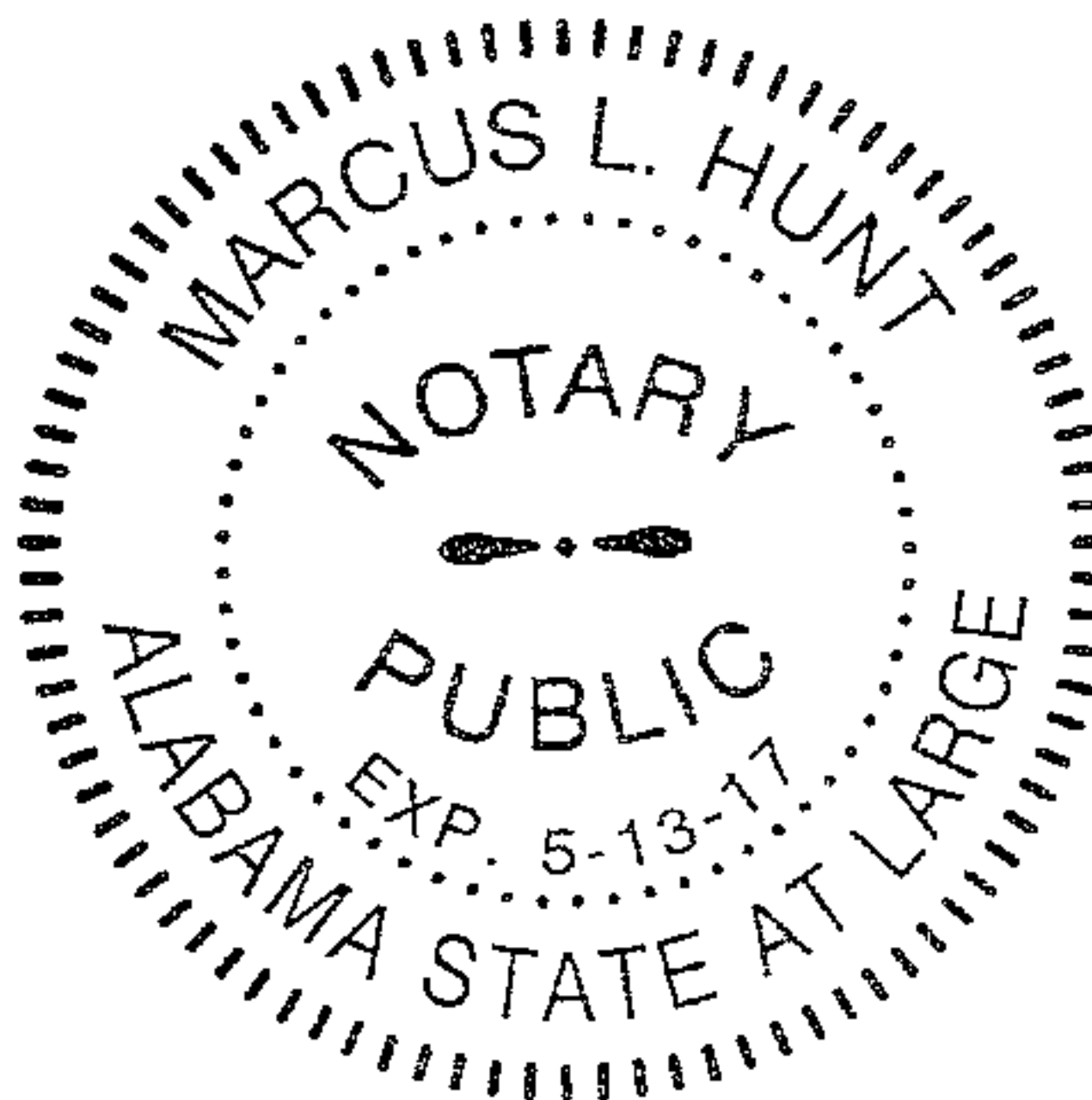
State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Sara Cathryn Boyers, as Agent under Specific Durable Power of Attorney for Sam Boyers a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, she in her capacity as such Agent under Durable Power of Attorney for Sam Boyers has executed the same voluntarily on the day the same bears date.

Given under my hand this the 8<sup>th</sup> day of January, 2016.

  
NOTARY PUBLIC

My commission expires: 5/13/17



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/11/2016 12:58:28 PM  
\$52.00 CHERRY  
20160111000010320

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