

Send tax notice to: Chris Salter, 109 Elyton Dr., Birmingham, Al. 35242

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 **Seven hundred seventy thousand and no/100 (\$770,000.00) 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

✓ **Nancy Bonner, an unmarried woman, whose mailing address is:**
3926 VIELD PATH, THE VILLAGES, FL 32163

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

Chris Salter and Hanna Salter, whose mailing address is: 109 Elyton Dr., Birmingham, Al. 35242

(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 : 109 Elyton Dr. Birmingham, Al. 35242 & 111 Elyton Dr., Birmingham, Al. 35242 to-wit:

Lot 20-11, Block 20, according to the Survey of Mt. Laurel, Phase IIIB, Sector 2, as recorded in Map Book 41, page 44 in the Probate Office of Shelby County, Alabama.

Lot 20-12, Block 20 according to the Survey of Mt. Laurel, Phase IIIB, Sector 2, as recorded in Map Book 41, page 44 in the Probate Office of Shelby County, Alabama.

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

\$673,750.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor Nancy Bonner is the surviving Grantee of that certain deed recorded in Instrument #20130702000271230; the other Grantee Mike Bonner having died on or about the 28 day of March, 2014

Grantor Nancy Bonner is the surviving Grantee of that certain deed recorded in Instrument #20120203000042250; the other Grantee Mike Bonner having died on or about the 28 day of March, 2014

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 20th day of January, 2016.

Nancy Bonner (SEAL)
NANCY BONNER

_____(SEAL)

State of Florida
County of Sumter

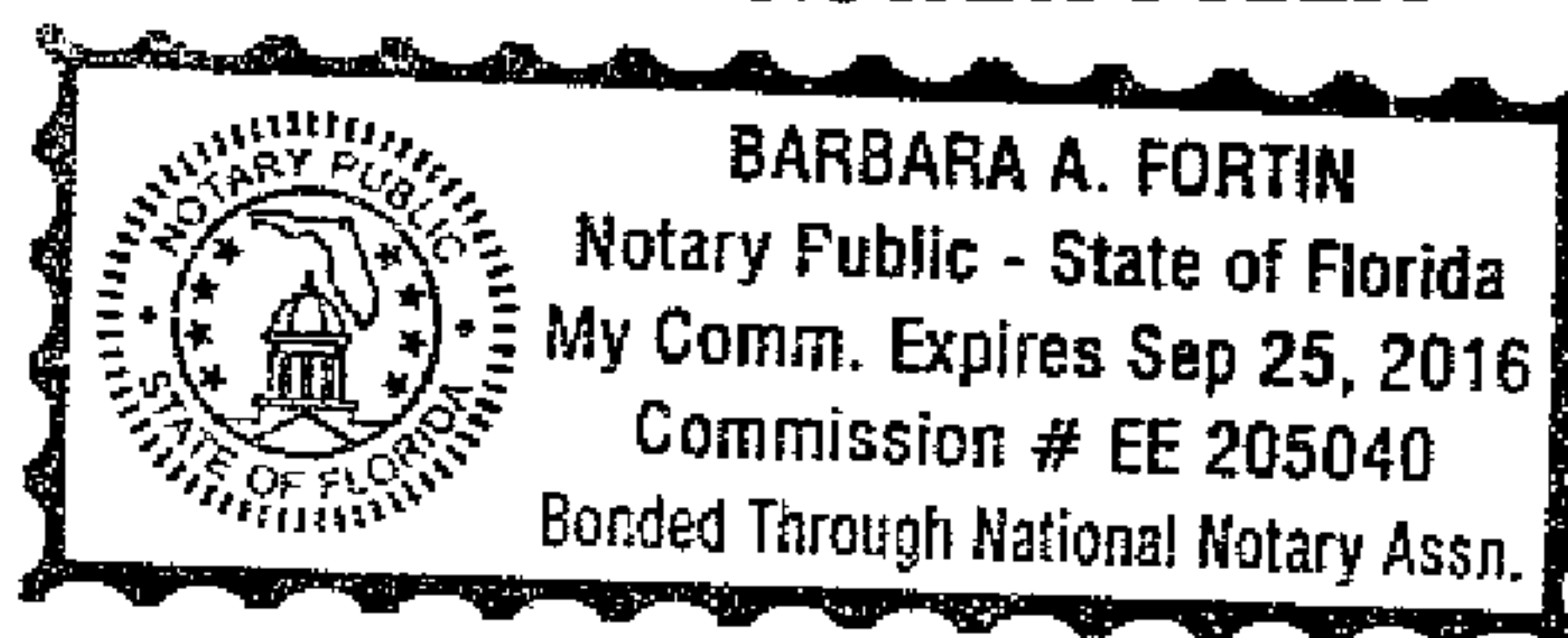
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy Bonner, an unmarried woman, whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance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

Given under my hand and official seal this the 20 day of January, 2016.

My commission expires:

9-25-16

Barbara A. Fortin
NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/29/2016 12:48:04 PM
\$113.50 CHERRY
20160129000030020

[Signature]