

Send tax notice to: Sarah Elizabeth Morris, 2102 Chandabrook 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-six thousand two hundred fifty and no/100 (\$176,250.00) 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

Gregory T. Denny and his wife Priscila A. Denny, whose mailing address is:

1170 Staggy Run Trail ; Indian Springs, AL 35124

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

Sarah Elizabeth Morris and James Cody Mayberry whose mailing address is:

2102 Chandabrook Dr., Pelham, Al. 35124

(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: 2102 Chandabrook Dr., Pelham, Al. 35124 to-wit:

Lot 7, according to the Survey of Chaparral, Third Sector, as recorded in Map Book 8, page 165 in the Office of the Judge of Probate of Shelby County, Alabama.

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

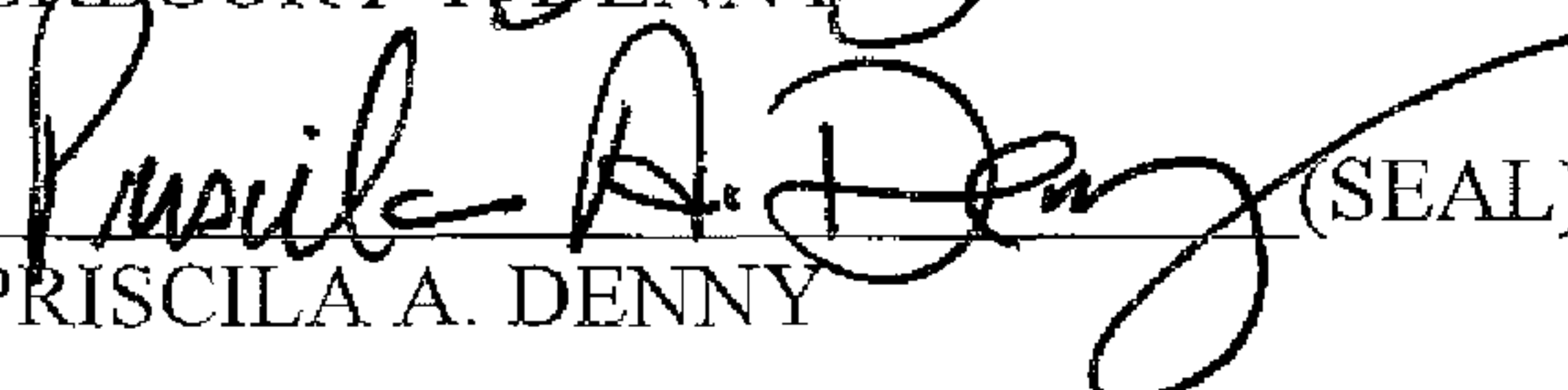
\$167,969.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

\$5000.00 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 19th day of February, 2016.

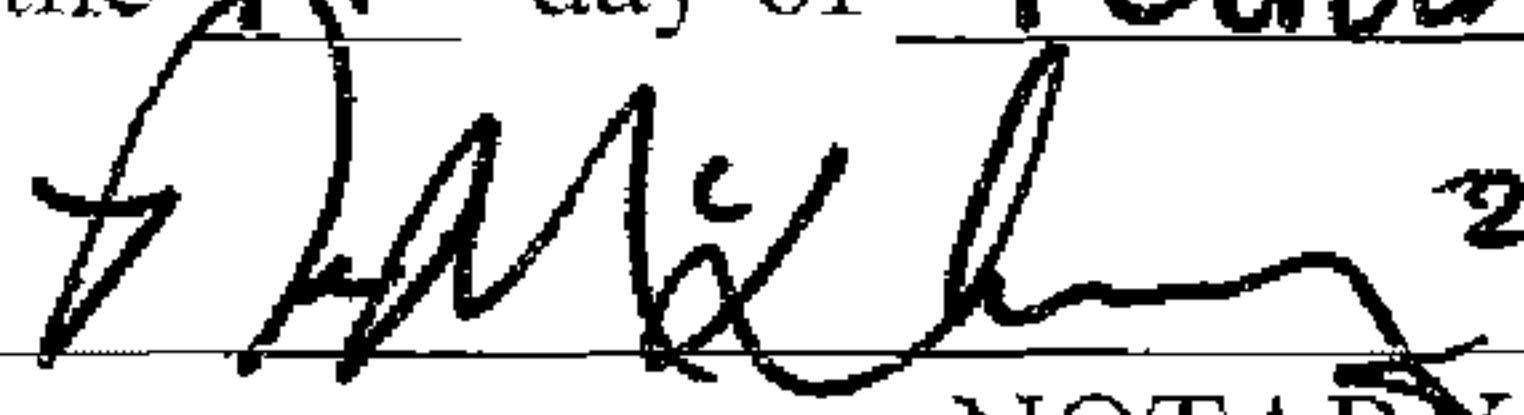
 (SEAL)
GREGORY T. DENNY
 (SEAL)
PRISCILA A. DENNY

State of ALABAMA
County Of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory T. Denny and his wife Priscila A. Denny, 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 19th day of February, 2016.

My commission expires: 11/5/17


NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/24/2016 09:31:20 AM
\$20.50 CHERRY
20160224000056350

