

20160407000112360
04/07/2016 09:18:40 AM
DEEDS 1/2

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

Send Tax Notice to:
Andrew K. Berryhill
5637 Oak Mountain Lake Rd
Birmingham, AL 35242

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 Thirty-Nine Thousand and No/100-----Dollars--
(\$139,000.00)---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,

Charles H. Eagar, a married man, whose mailing address is:

5639 Oak Mountain Lake Rd Birmingham, AL 35242

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

Andrew K. Berryhill and wife, Debra S. Berryhill, whose mailing address is:
5637 Oak Mountain Lake Rd., 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 5637 Oak Mountain Lake Rd., Birmingham,
AL 35242 to wit:

Lot 1, according to the Eagar Family Estate Subdivision as recorded in Map Book 45, page 91, in the Office of
the Judge of Probate of Shelby County, Alabama.

Together with an easement of 30 feet for ingress and egress to Lots 1 and 2, as well as an agreement to share
the maintenance for the driveway between the lots, which is further described as a 30 foot driveway as shown
by the Eagar Family Subdivision Plat Map as recorded in Map Book 45, Page 91, in the Probate Office of
Shelby County, Alabama.

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

\$136,482.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

The above described property is not the homestead of the grantor herein, nor his spouse, as referenced
in Code Section 6-10-2.

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.

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 4th day of April, 2016.

Witness:


Charles H. Eagar

Witness:

General Acknowledgement

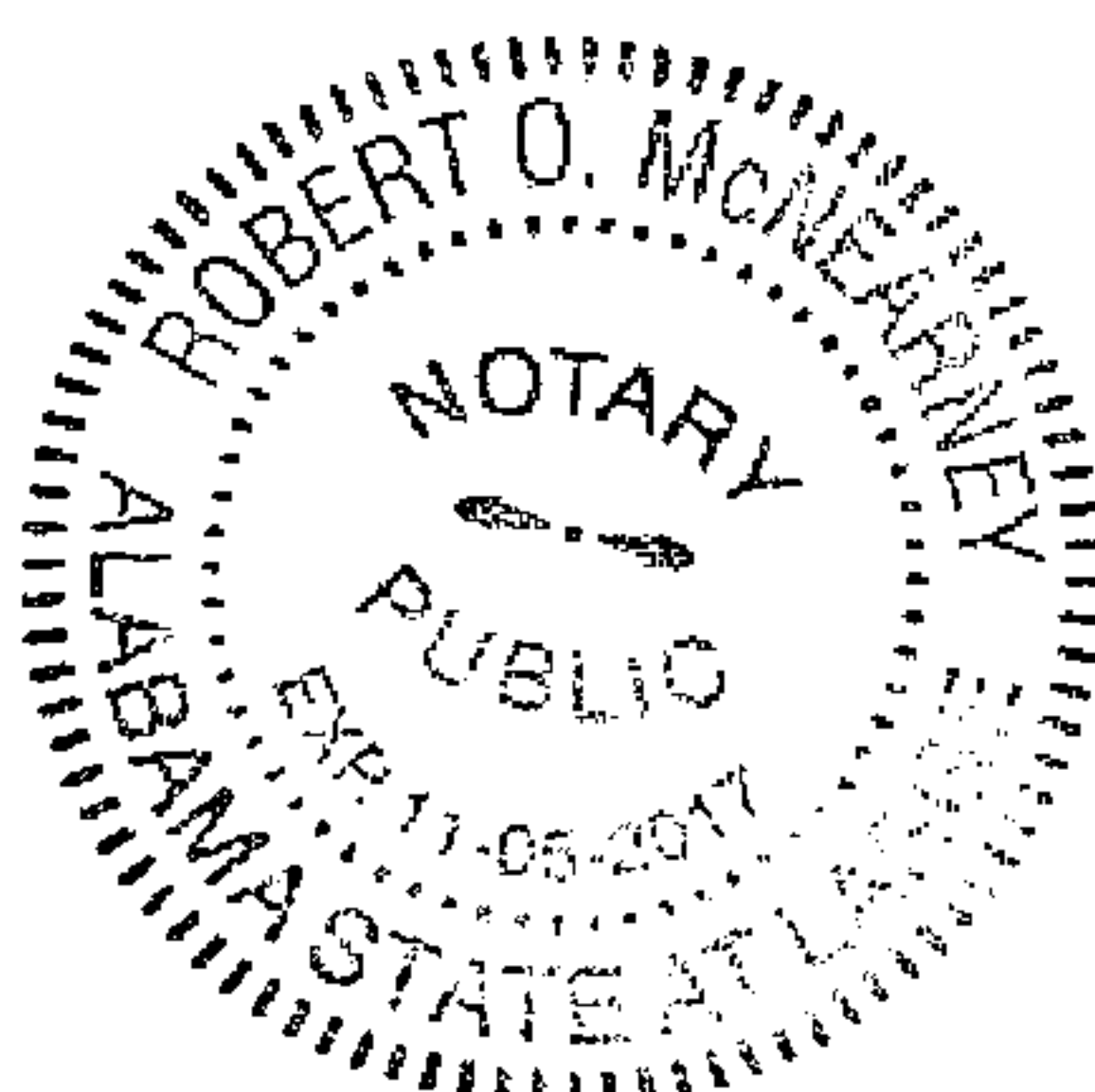
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles H. Eagar**, a married man 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 4th day of April, 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
04/07/2016 09:18:40 AM
\$20.00 CHERRY
20160407000112360

