

20160715000248370
07/15/2016 03:28:22 PM
DEEDS 1/2

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

Send Tax Notice to:
Anthony A. Smith
2905 MacAlpine Cir.
Birmingham, AL 35242
16-2678

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

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

That in consideration of Two Hundred Three Thousand and No/100- (\$203,000.00)—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,

Laura Perez, as Attorney in Fact for, Nelle G. O'Connor, an unmarried woman, whose mailing address is:

11104 Heron Cove ; Austin, TX 78759

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

Anthony A. Smith and Renee S. Genereux, whose mailing address is:
2905 MacAlpine Cir., 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 2905 MacAlpine Cir., Birmingham, AL 35242 to wit:

Lot 43, n Block 2, according to the Survey of Selkirk, a Subdivision of Inverness, as recorded in Map Book 6, page 163, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$192,850.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Nelle G. Brown is one and the same person as Nelle G. O'Connor, grantor herein.

Nelle G. Brown is the surviving grantee of that certain deed recorded in Book 208, page 257, in the Office of the Judge of Probate of Shelby County, Alabama. The other grantee, R. Michael O'Connor, having passed away on the 2nd day of January, 2012.

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 11th day of July, 2016.

Witness:

Nelle G. O'Connor
Nelle G. O'Connor, by and through her
Attorney in Fact, Laura Perez

Laura Perez
as attorney in fact

General Acknowledgement

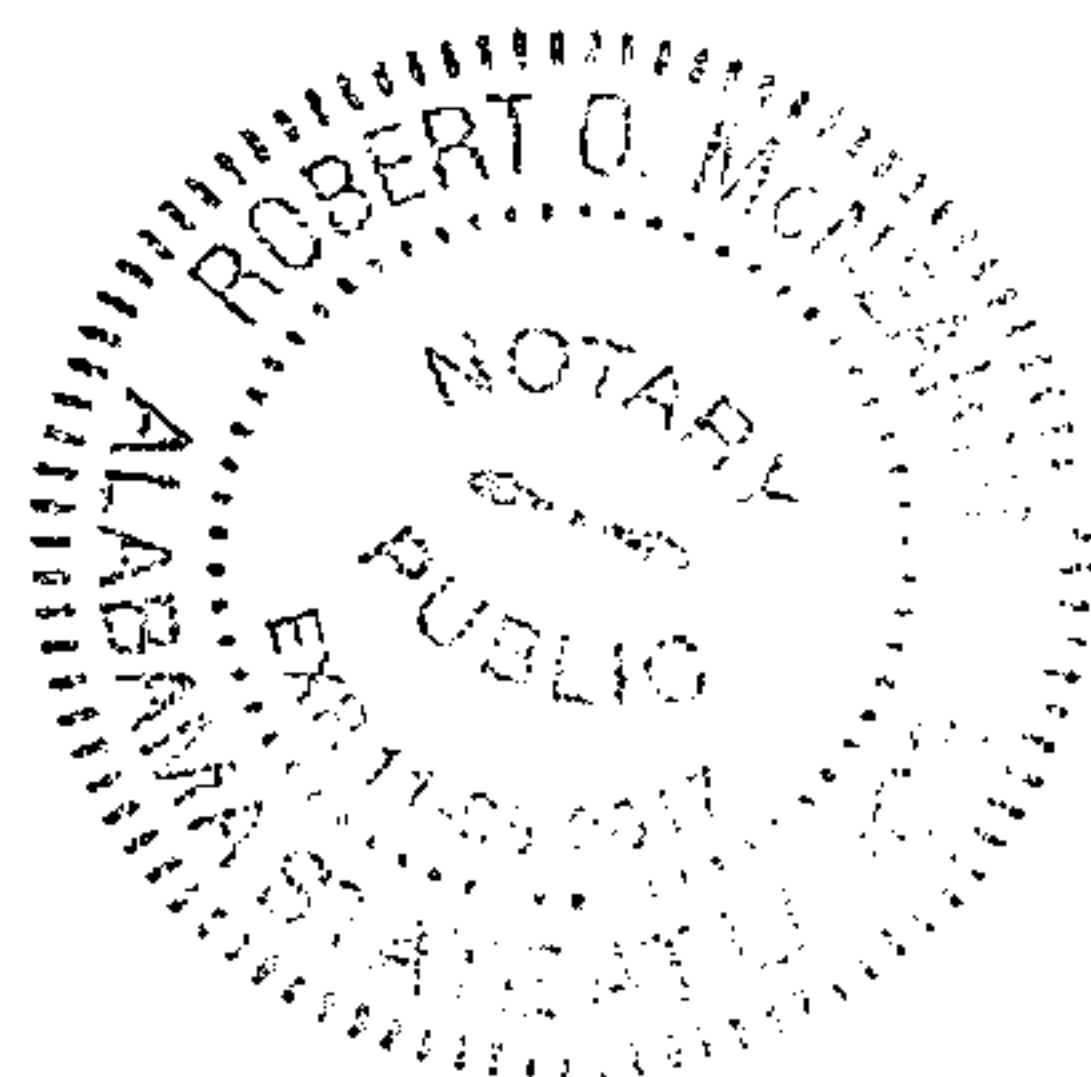
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Laura Perez as Attorney in Fact for, Nelle G. O'Connor 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of July, 2016.

My Commission Expires: 11/5/17

Robert O. McNamee
Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/15/2016 03:28:22 PM
\$28.50 CHERRY
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James W. Fuhrmeister