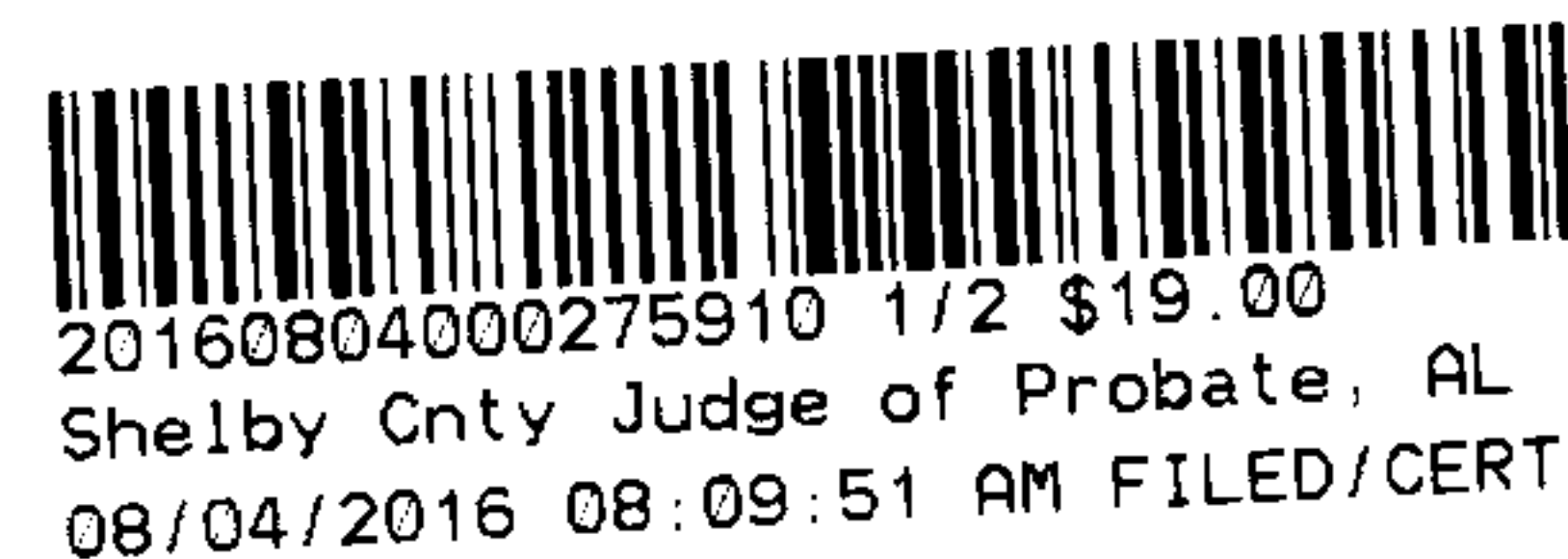


16-2748

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

Send Tax Notice to:  
Andrew W. Waites  
1230 8th Ave SW  
Alabaster, AL 35007

**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 Forty-Five Thousand and NO/100--(\$145,000.00) 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,

Michael W. Myers, an unmarried man and Carole S. Myers, an unmarried woman, whose mailing address is:

696 Dee Hendrix Rd Hueytown, Al 35023

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

**Andrew W. Waites and Amanda L. Waites, whose mailing address is:  
1230 8th Ave SW, Alabaster, AL 35007**

(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 1230 8th Ave SW, Alabaster, AL 35007 to wit:

**Lot 8, Block 2, according to the Survey of First Sector of Bermuda Hills, as recorded in Map Book 6, page 1, 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.**

**\$142,373.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.**

**\$2,627.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith, said mortgage being in the amount of \$4,350.00.**

**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

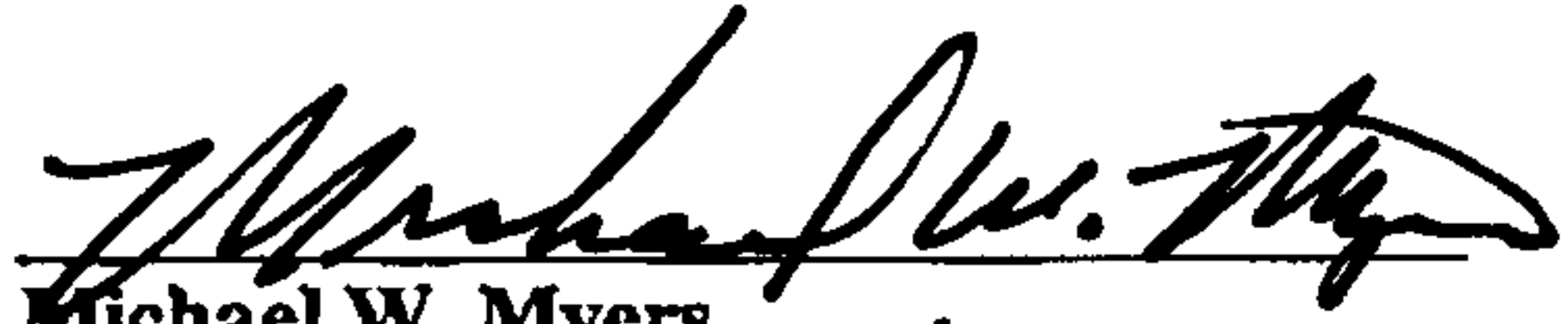
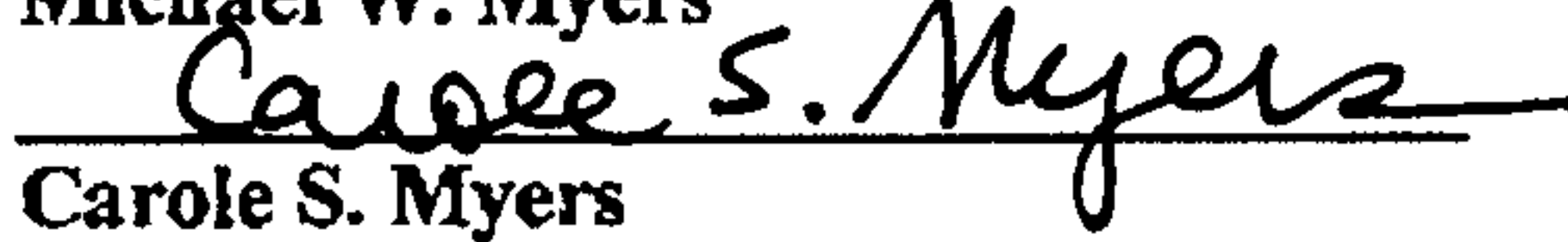
herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 22nd day of July, 2016.

\_\_\_\_\_  
Witness:

\_\_\_\_\_  
Witness:

  
Michael W. Myers  
  
Carole S. Myers


**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 **Michael W. Myers, an unmarried man and Carole S. Myers, 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 22nd day of July, 2016.

My Commission Expires: 5/13/17

  
\_\_\_\_\_  
Notary Public

  
20160804000275910 2/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
08/04/2016 08:09:51 AM FILED/CERT

