

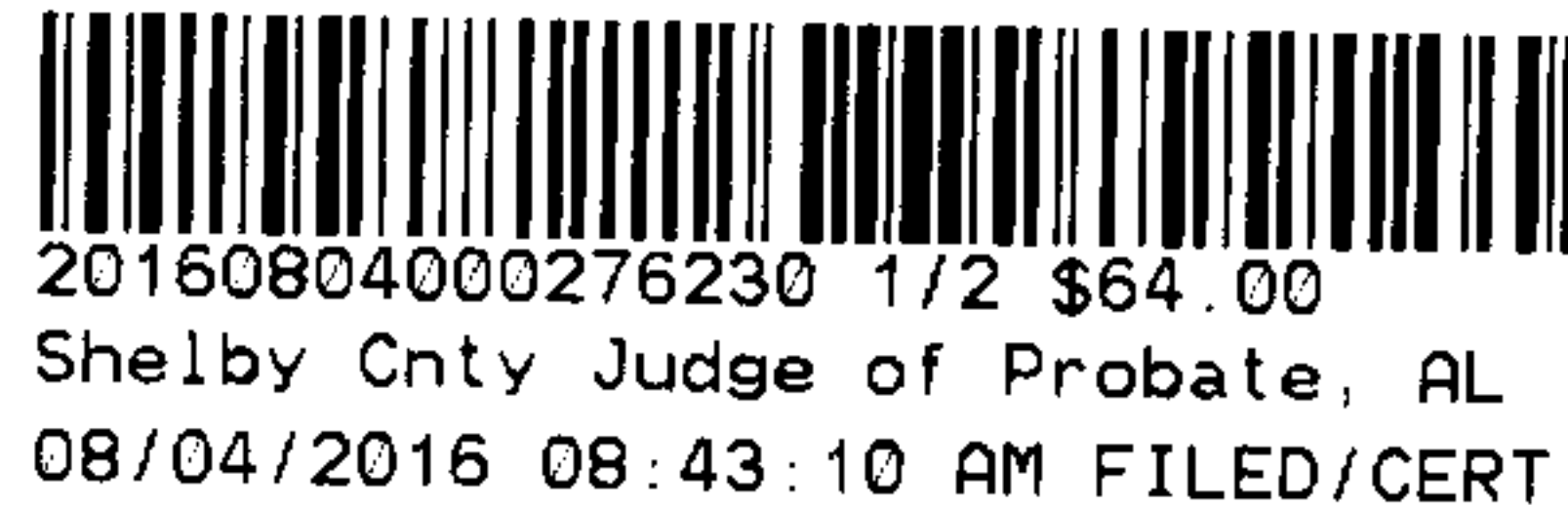
Send tax notice to: Eric and Kellie Poland, 114 Heather Lane, Pelham, AL 35124

16-274

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



Shelby County, AL 08/04/2016  
State of Alabama  
Deed Tax: \$46.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred twenty-nine thousand nine hundred and no/100 (229,900.00) 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

**Robert Davis and his wife Stephanie Davis, whose mailing address is:**

441 Cambrian Ridge Trail ; Pelham, AL 35124

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

**Eric Poland and Kellie Poland, whose mailing address is:**

114 Heather Lane ; 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: 114 Heather Lane, Pelham, AL 35124 to-wit:

**Lot 101, according to the Survey of The Ridge at Stonehaven, Phase 1, as recorded in Map Book 25, Page 118, in the Office of the Judge of Probate of Shelby County, Alabama.**

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

\$183,920.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 warrants 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 hand(s) and seal(s) this 29<sup>th</sup> day of July, 2016.

  
\_\_\_\_\_(SEAL)  
ROBERT DAVIS

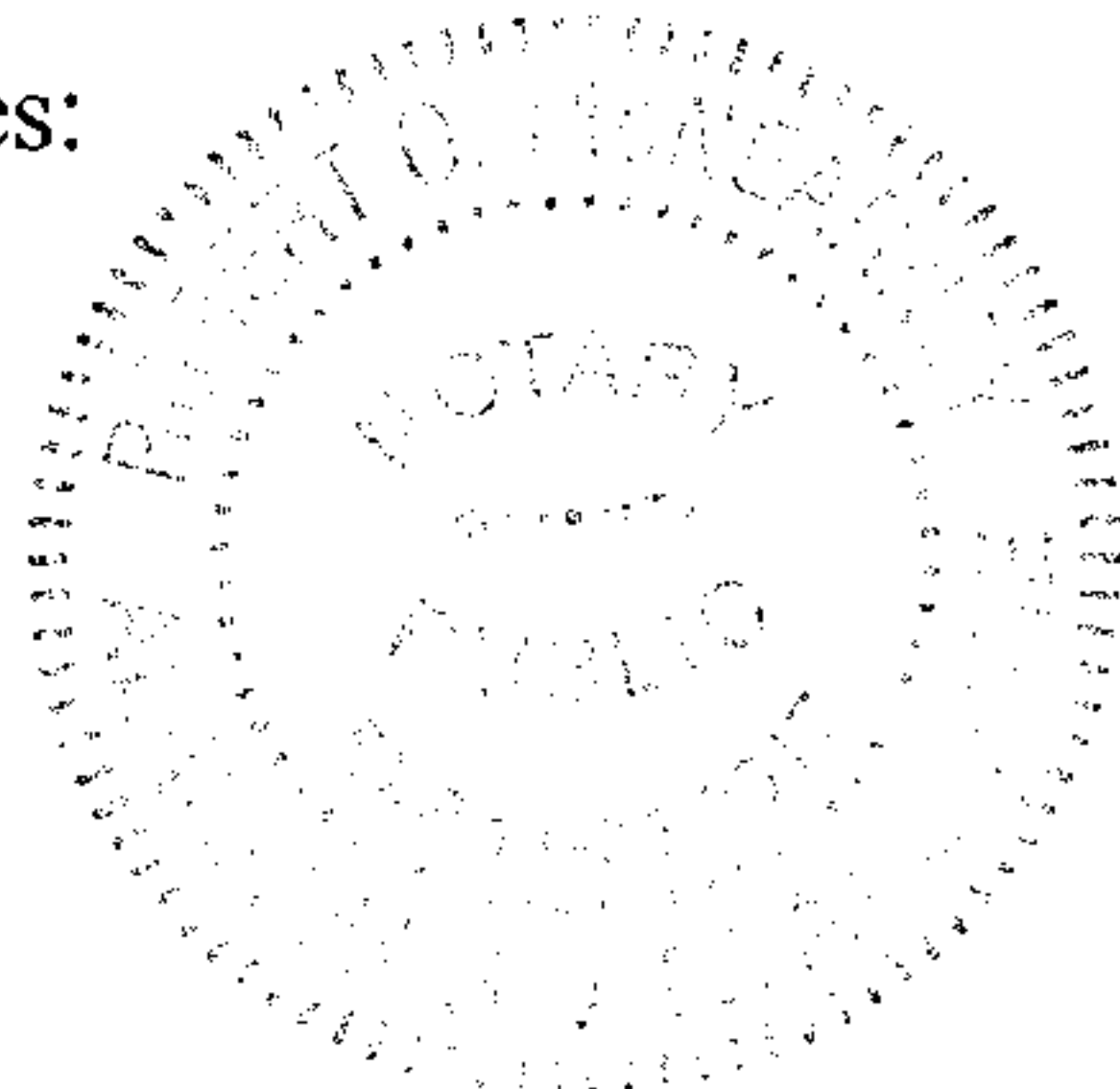
  
\_\_\_\_\_(SEAL)  
STEPHANIE DAVIS

State of ALABAMA  
County of JEFFERSON


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Davis and his wife Stephanie Davis 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 29<sup>th</sup> day of July, 2016.

My commission expires:



  
\_\_\_\_\_  
NOTARY PUBLIC

  
20160804000276230 2/2 \$64.00  
Shelby Cnty Judge of Probate, AL  
08/04/2016 08:43:10 AM FILED/CERT