

WARRANTY DEED

20160817000293780 1/2 \$31.50
Shelby Cnty Judge of Probate, AL
08/17/2016 09:51:32 AM FILED/CERT

STATE OF ALABAMA } *Send Tax Notice to:*
COUNTY OF TALLAPOOSA } James Clayton Lynch
980 Highway 331, Columbiana AL 35051

KNOW ALL MEN BY THESE PRESENTS; That for and in consideration of \$13,500 (Thirteen Thousand and Five Hundred and 00/100 dollars) and other good and valuable consideration to the undersigned **GRANTOR** in hand paid by the **GRANTEES** herein, the receipt of which whereof is acknowledged, We,

JACK TAFF and his wife, ANNIE JUNE TAFF a married couple;

(hereinafter referred to as **GRANTORS**), do hereby grant, bargain, sell and convey unto

JAMES CLAYTON LYNCH and his wife EMILY LYNCH a married couple

(hereinafter referred to as **GRANTEE**) the following described real estate situated in Shelby County, Alabama, to wit:

LOT 16 and 17, Block 4, according to Dunstan's Map of Calera, situated in Calera, Alabama; said property being situated on 17th Avenue behind store property, and situated in Shelby County, Alabama Subject to easements rights of way and restrictions of records.

The above described property does not constitute the homestead of grantor herein or that of his spouse.

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH AND SURVEY

NOTE: *The drafter of this document acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein. The description of said property is the same as was provided to drafter by **GRANTORS** and is intended to be consistent with the property description contained in the WARRANTY DEED for the same parcel recorded on RECORDED CARD 186056 with the Probate Court of the county in which the parcel is situated.*

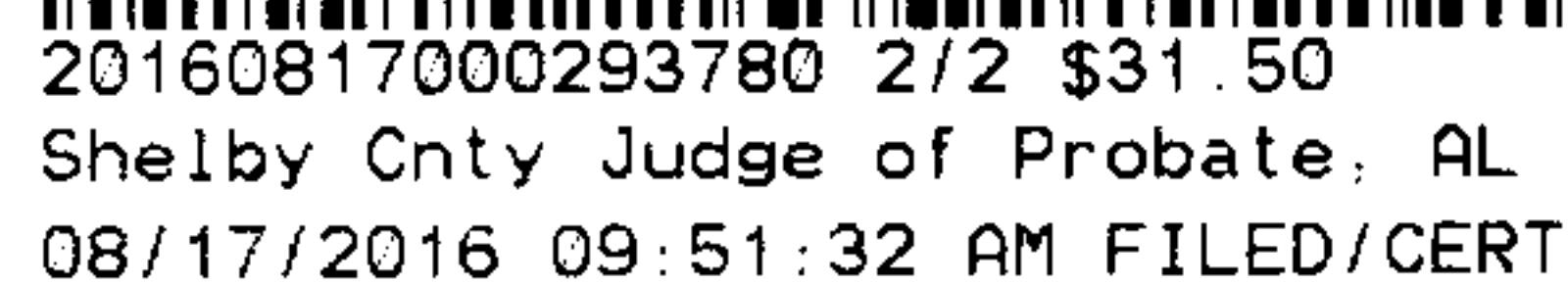
TO HAVE AND TO HOLD, to said **GRANTEES AS JOINT TENNANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, their heirs and assigns forever.

IN WITNESS WHEREOF, We, JACK TAFF, and ANNIE JUNE TAFF have hereunto set our hands and seal as **GRANTORS**. In so doing, we further aver and confirm that we have all rights and authorization necessary to complete this transaction and transfer and each of us does so voluntarily, fully, and without reservation to the aforementioned **GRANTEE**.

Jack Taff 5-9-2016
JACK TAFF (GRANTOR) **Date**

Shelby County, AL 08/17/2016
State of Alabama
Deed Tax: \$13.50

This instrument prepared by:
Darrin R. Marlow, attorney
Marlow and Salyer, LLC.
1111, 17th, Ave, Calera, AL 35040



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jack Taff**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day the 9th day of May, 2016 that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date:

Annie June Taff 5-9-16
ANNIE JUNE TAFF (GRANTOR) Date

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Annie June Taff**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day the 9th day of May, 2016 that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date:

Hughia Goodman Marlow
NOTARY PUBLIC
My Commission Expires: