

20160818000295610
08/18/2016 08:52:28 AM
DEEDS 1/2

Send tax notice to: Jeff Bennett and Jessica Bennett, 1020 Village Trail, Calera, AL 35040 16-2902

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

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eighty-nine thousand and no/100 (89,000.00) 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

Sheryl Smith, whose mailing address is:

33008 Windy Oak St Sorrento FL 32716

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

Jeff Bennett and Jessica Bennett, whose mailing address is:

221 Trey Moor Lake Cir ; 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 which is: 1020 Village Trail, Calera, AL 35040 to-wit:

Lot 136 BB, being a Resurvey of Lots 133, 134, 135, 136A, 137B and 138A, Waterford Villages, Sector 1, as Recorded in Map Book 31, Page 15, in the Probate Office of Shelby County, Alabama.

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

Grantor Sheryl Smith is one and the same as Sheryl Smith Bare.

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 2nd day of August, 2016.

Sheryl Smith Bare
Sheryl Smith Bare (SEAL)
SHERYL SMITH BARE

_____(SEAL)

State of ~~ALABAMA~~ FLORIDA
County of ~~JEFFERSON~~ LAKE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sheryl Smith *Bare*
Bare 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 2 day of August, 2016.

My commission expires:



[Signature]
NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/18/2016 08:52:28 AM
\$107.00 CHERRY
20160818000295610

[Signature]