

20161003000361800
10/03/2016 03:53:22 PM
DEEDS 1/2

Send tax notice to: Jeremy Ryan Rickman, 3461 N. Broken Bow Dr., Birmingham, AL 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, AL 35243

16-3064

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 twenty-nine thousand nine hundred and no/100 (\$229,900.00) Dollars the amount of which can be verified by 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

Crissy R. Duncan, an unmarried woman whose mailing address is:

3190 Belwood Drive ; Birmingham, AL 35243

and Cim Abernathy, an unmarried woman, whose mailing address is:

* 12616 Green Garden Ct. Chester VA 23813

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

Jeremy Ryan Rickman and Rebekah J. Rickman

whose mailing address is: 3461 N. Broken Bow Dr., 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 which is: 3461 N. Broken Bow Dr., Birmingham, AL 35242 to-wit:

Lot 18, Block 3, according to the Survey of Broken Bow, as recorded in Map Book 7, Page 145, in the Office of the Judge of Probate of Shelby County, Alabama.

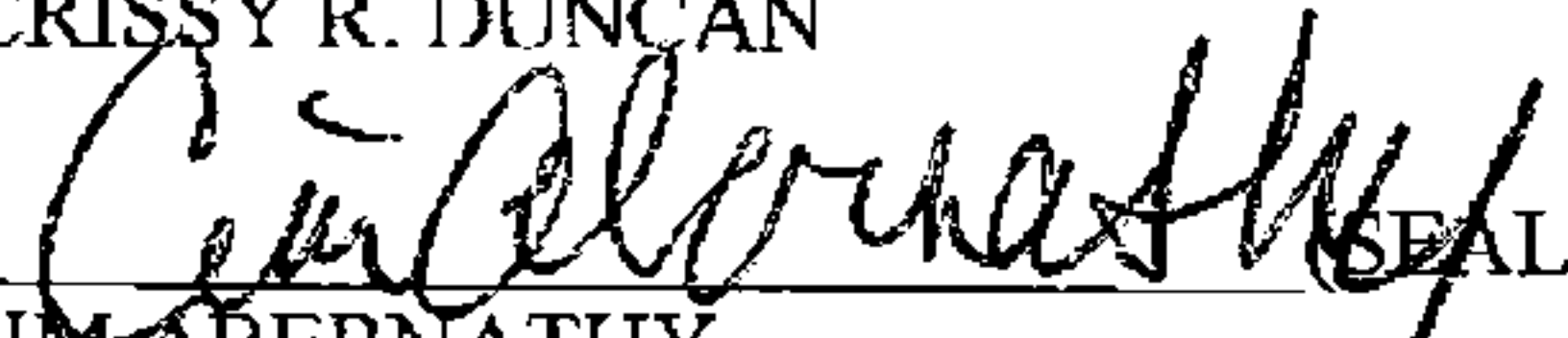
Subject to: All easements, restrictions and rights of way of record.

\$199,900.00 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 warrant 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 hands(s) and seal(s) this 30th day of September, 2016.

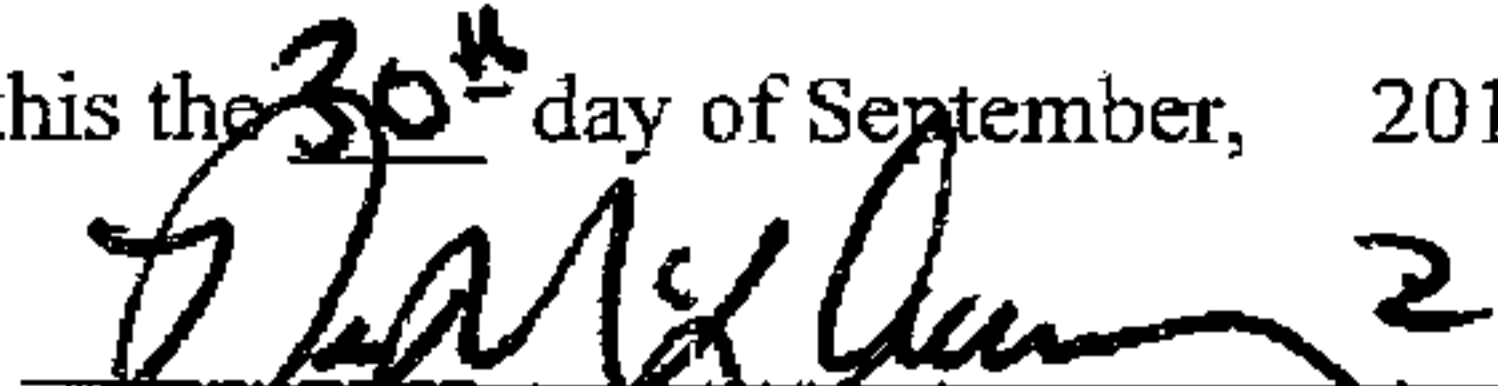
X  (SEAL)
CRISSY R. DUNCAN
X  (SEAL)
CIM ABERNATHY

State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Crissy R. Duncan, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of September, 2016.

My commission expires:

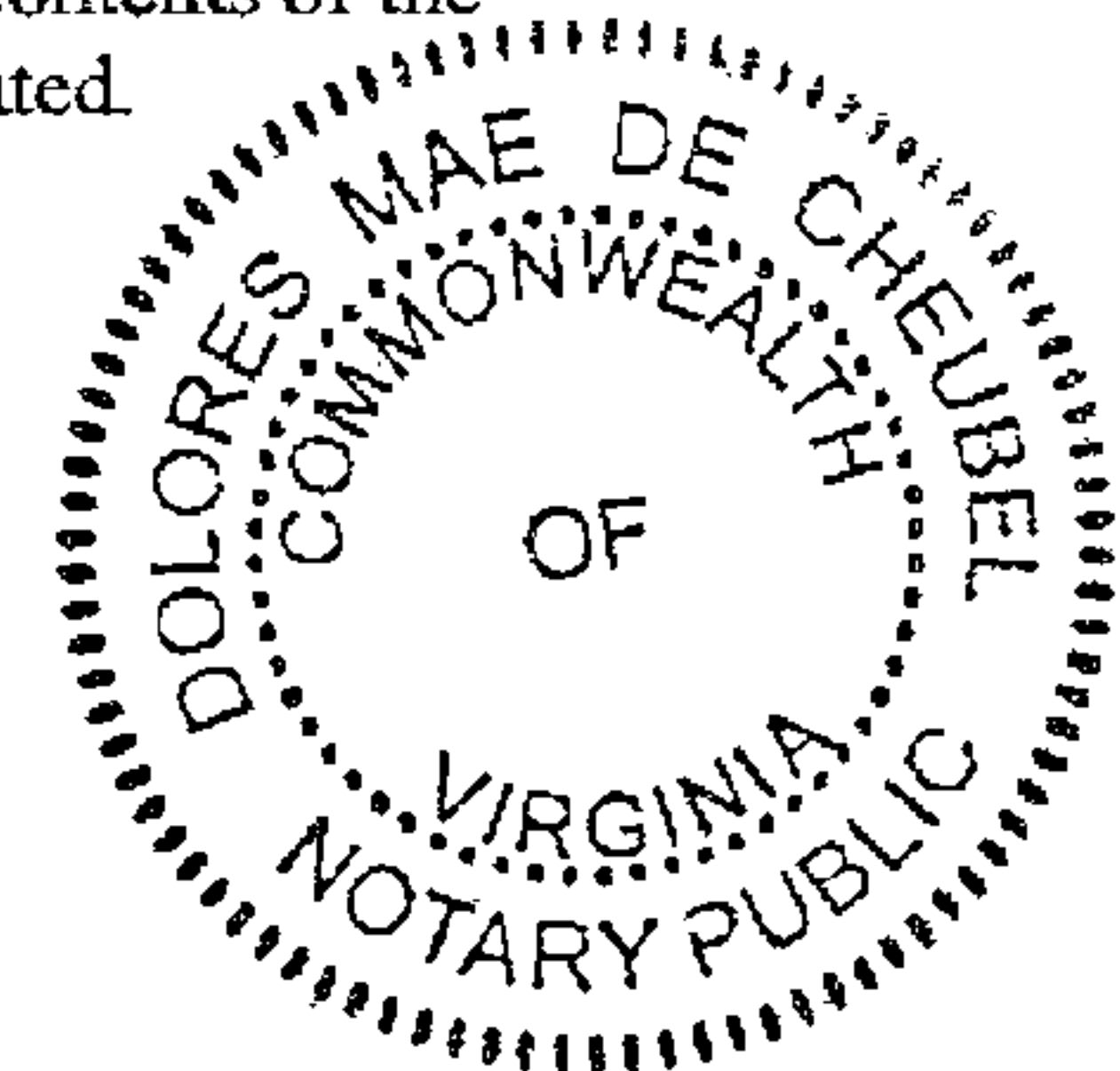

NOTARY PUBLIC

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cim Abernathy, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears dated.

Given under my hand and official seal this the 28th day of September, 2016.

X  ID 7330675
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/31/2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/03/2016 03:53:22 PM
\$48.00 CHERRY
20161003000361800

