

20161013000375140
10/13/2016 10:11:35 AM
DEEDS 1/3

16-3181

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

Send Tax Notice to:
Tracy Campbell
4134 South Shades Crest Rd
Hoover, AL 35244

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 Ninety-Six Thousand Nine Hundred and No/100---(\$196,900.00) 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,

Philip W. Tryon and wife, Imogene Tryon, whose mailing address is:

101 Countryside Lane, Helena, AL 35822

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

Tracy Campbell and Michael C. Weber, whose mailing address is:
4134 South Shades Crest Rd, Hoover, AL 35244

(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 4134 South Shades Crest Rd, Hoover, AL 35244 to wit:

See Exhibit "A" Attached Hereto for Legal Description.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

\$187,055.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

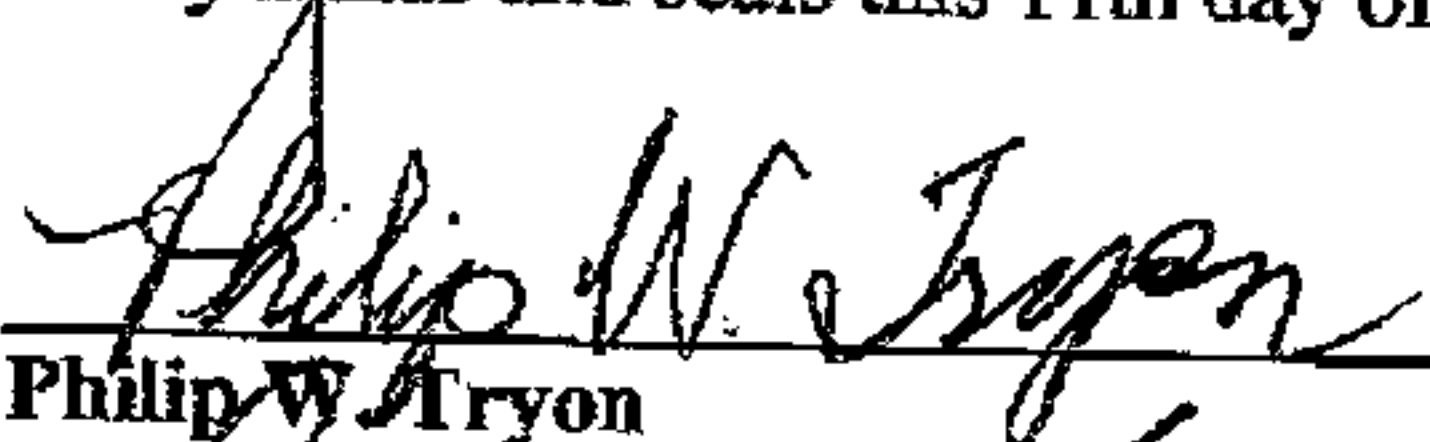
TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the 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 11th day of October, 2016.

Witness:


Philip W. Tryon

Witness:


Imogene Tryon

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 **Philip W. Tryon and wife, Imogene Tryon**, 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 11th day of October, 2016.

My Commission Expires: 11/5/17


Notary Public

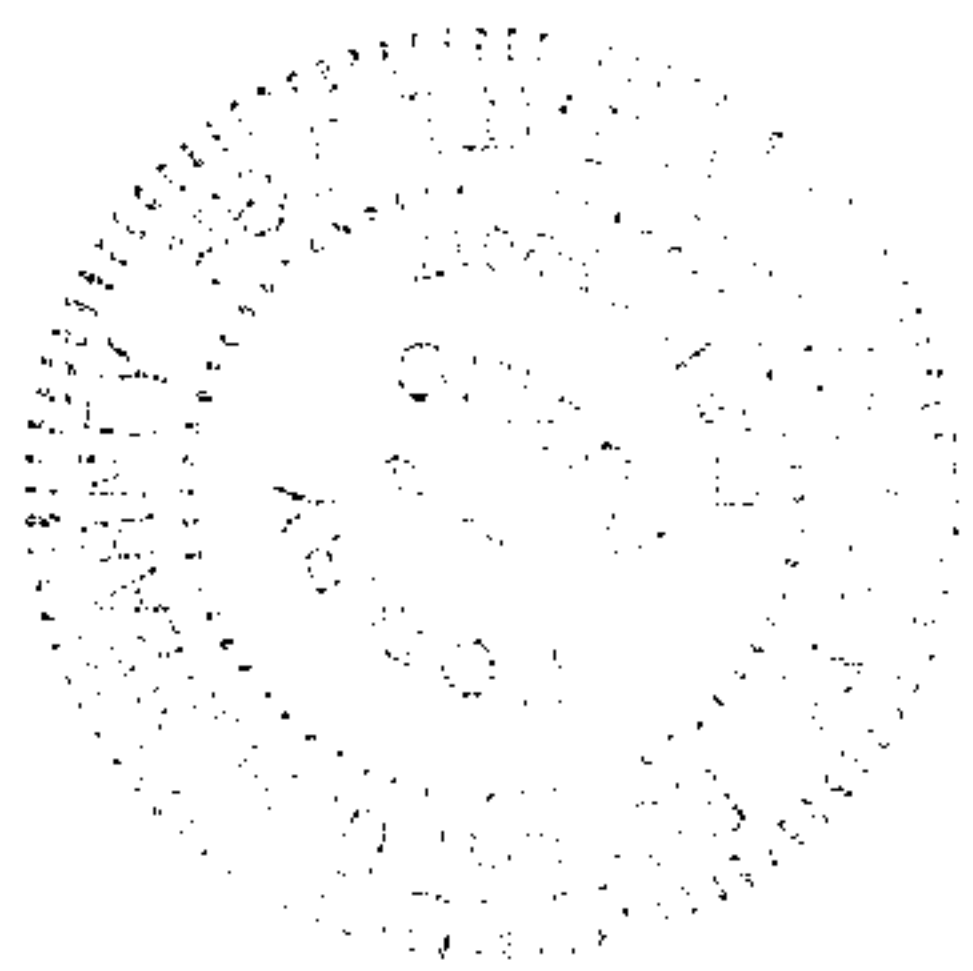
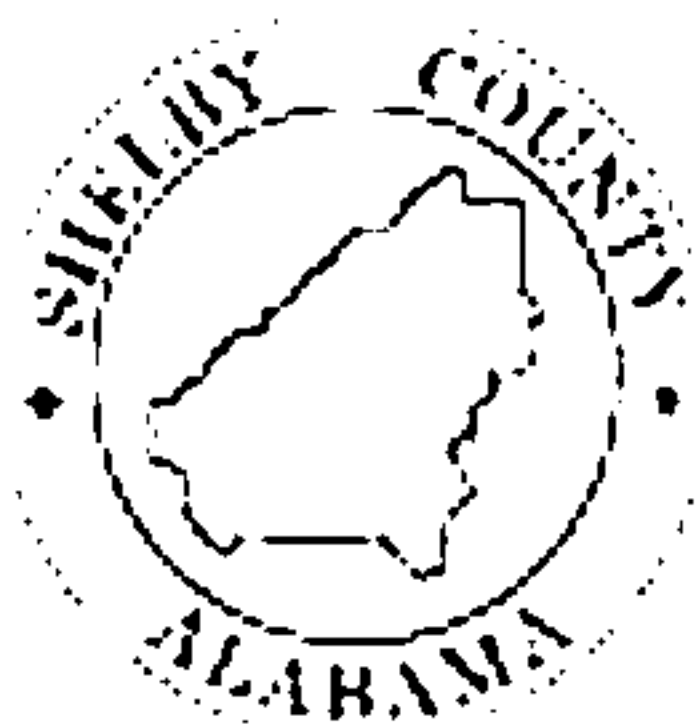


EXHIBIT "A"

The following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 7, Township 20 South, Range 3 West and run South along the West line of said quarter-quarter section 725.49 feet to a point on the Northwestern right of way line of a county highway (South Shades Crest Road); thence $136^{\circ} 40' 30''$ left and run Northeasterly along said Northwestern right of way line of said South Shades Crest Road 266.44 feet to the point of beginning of the herein described parcel; thence 90° left and run Northwesternly 208.0 feet; thence 90° right and run Northeasterly 104.0 feet; thence 90° right and run Southeasterly 208.0 feet to a point on the said Northwestern right of way line of South Shades Crest Road; thence 90° right and run Southwesterly along said right of way line 104.0 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/13/2016 10:11:35 AM
\$31.00 CHERRY
20161013000375140

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official text.