

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Joel D. Radford
827 Willow Oak Drive
Birmingham, AL 35244
(also property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Seven Thousand Five Hundred and No/100 ---
----- (\$7,500.00) Dollars
(as evidenced by closing statement)
to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we,
Joel D. Radford and Lynda S. Radford, Husband and Wife
(whose address is the property address)
(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Joel D. Radford, Lynda S. Radford and Stacey L. Williams
(whose address is the property address)
(herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship,
the following described real estate situated in Shelby county, Alabama to-wit:

Lot 18, according to the Amended Map of Sixth Addition to Riverchase Country Club, as
recorded in Map Book 7, Page 93, in the Office of the Judge of Probate of
Shelby County, Alabama.

Subject to: Current taxes, easements, restrictions, rights-of-way and liens of record.

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), upon the death of any
one of the said grantees the entire interest in said property shall vest in the two survivors, as joint
tenants with right of survivorship, and that upon the death of either of the said two survivors, the
said property shall vest in the survivor of them and that the entire interest in fee simple shall pass to
and vest in the last surviving grantees herein named, but if neither grantee named survives the
other or others, such as in the case of death in a common accident, then the heirs and assigns of the
grantees herein shall take as tenants in common.

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 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 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, I have hereunto set my hand(s) and seal(s), this 20th
day of October, 2016.

Joel D. Radford (Seal)
Joel D. Radford

Lynda S. Radford (Seal)
Lynda S. Radford

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

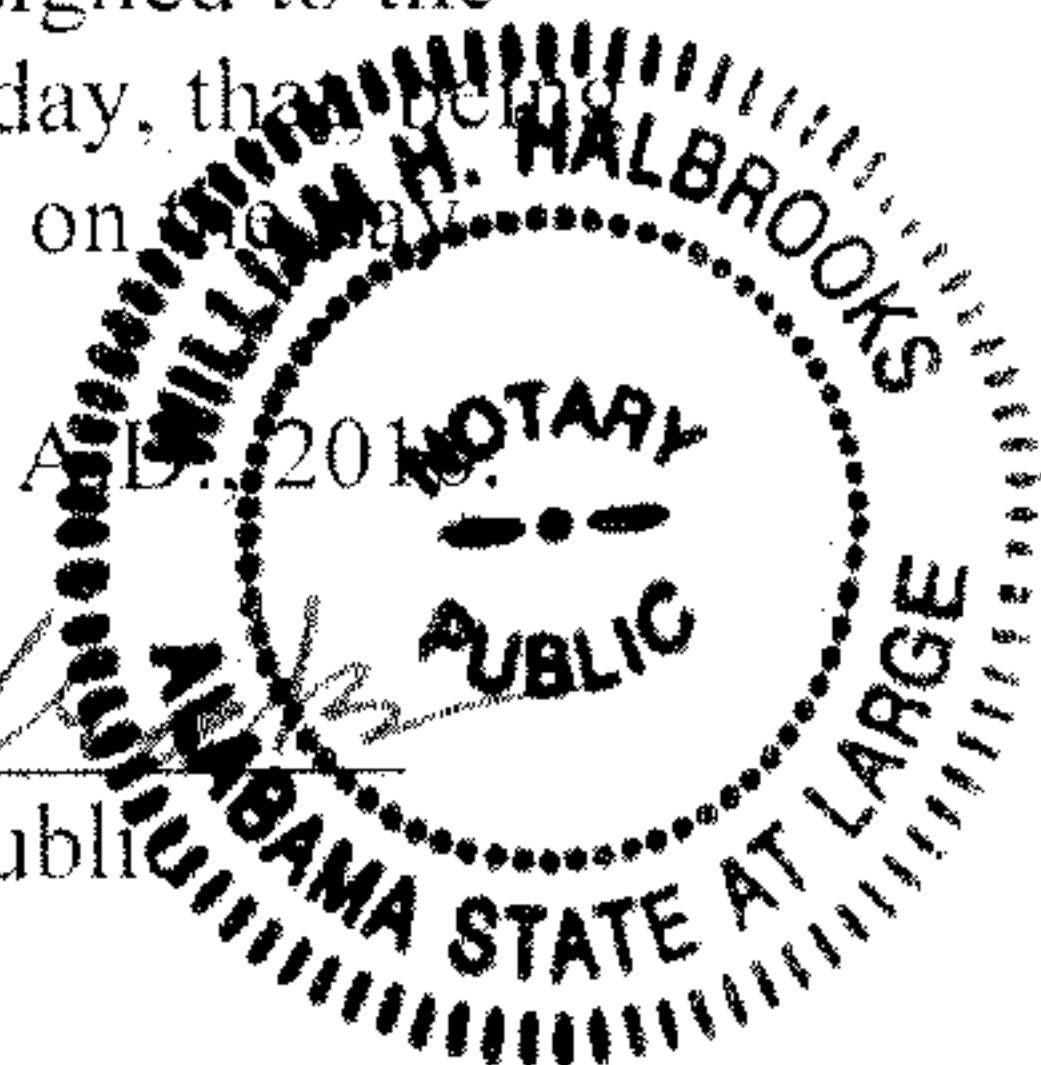
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Joel D. Radford and Lynda S. Radford, whose name(s) is/are signed to the
foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that he/she/they
informed of the contents of the conveyance, he/she/they executed the same voluntarily on the same date.

Given under my hand and official seal this 20th day of October, 2016.

My Commission Expires: 4/21/20

William H. Halbrooks, Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/21/2016 08:08:59 AM
\$22.50 CHERRY
20161021000386820

Joel D. Radford