

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File No. 2016-10-5209

Documentary Evidence: Sales Contract

Send Tax Notice To:

Leonardo Oliver and  
Chante' Oliver  
169 River Birch Road  
Chelsea, AL 35043  
(Grantees' Mailing Address)

**WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Two Hundred Twenty-One Thousand Five Hundred and 00/100 Dollars (\$221,500.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledged, I, **Jerry Lee Burroughs, a married individual**, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Leonardo Oliver and Chante' Oliver**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 621, according to the Final Plat of Windstone VI Subdivision, as recorded in Map Book 33, page 31, in the Probate Office of Shelby County, Alabama.

\$217,487.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject property does not constitute the homestead of the Grantor herein, as defined by the Code of Alabama.

**SUBJECT TO:** Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even 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, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantor does, for himself/herself, his/her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that he/she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his/her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his/her hand and seal, this 29th day of November, 2016.



20161201000438490 1/1 \$19.50  
Shelby Cnty Judge of Probate, AL  
12/01/2016 11:49:36 AM FILED/CERT

*Jerry Lee Burroughs* (Seal)  
Jerry Lee Burroughs

Shelby County, AL 12/01/2016  
State of Alabama  
Deed Tax: \$4.50

STATE OF NORTH CAROLINA  
COUNTY OF Rockingham

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerry Lee Burroughs**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 23 day of November, 2016.

*Lisa A. Hall*  
Notary Public  
My Commission Expires: 4/28/2018  
ROCKINGHAM COUNTY, NC  
NOTARY PUBLIC  
LISA A. HALL

**Grantor's Mailing Address:**

261 Cinnamon Road  
Stanville, NC 27046