

20161215000456550
12/15/2016 08:48:44 AM
DEEDS 1/2

16-3397

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Jon R Doggett
Rosalie K Doggett

112 High Hampton Dr.
Pelham, AL 35124

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Sixty Seven Thousand Five Hundred Dollars and No Cents (\$367,500.00)** 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

Philip L Wolfe, an unmarried man, whose mailing address is:

4212 Old Leeds Ln., Birmingham, AL 35213

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

Jon R Doggett and Rosalie K Doggett, whose mailing address is:

112 High Hampton Dr., Pelham, AL 35124

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 112 High Hampton Dr., Pelham, AL 35124 to-wit:

Parcel I

Lot 8, according to the Survey of High Hampton Estates, as recorded in Map Book 20, Page 84, in the Office of the Judge of Probate of Shelby County Alabama.

Parcel II

Easement over the following property: Begin at the SE corner of Lot 7, High Hampton Estates, as recorded in Map Book 20, Page 84, in the Probate Office of Shelby County, Alabama; thence S 67 deg. 33' 30"W along the northerly R.O.W. line of High Hampton Drive (60 foot R.O.W.) a distance of 52.25 feet to the beginning of a curve to the right having a radius of 145.0 feet, a central angle of 7 deg. 19'51" seconds and subtended by chord which bears S 71 deg. 13'26"E a distance of 18.54 feet; thence along the arc of said curve and said R.O.W. line a distance of 18.55 feet; thence leaving said R.O.W. line N 21 deg. 22'17" E a distance of 129.35 feet to a point on the easterly line of said Lot 7; thence S 11 deg. 11'42" E along the East line of said Lot 7, a distance of 96.37 feet to the point of beginning.

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

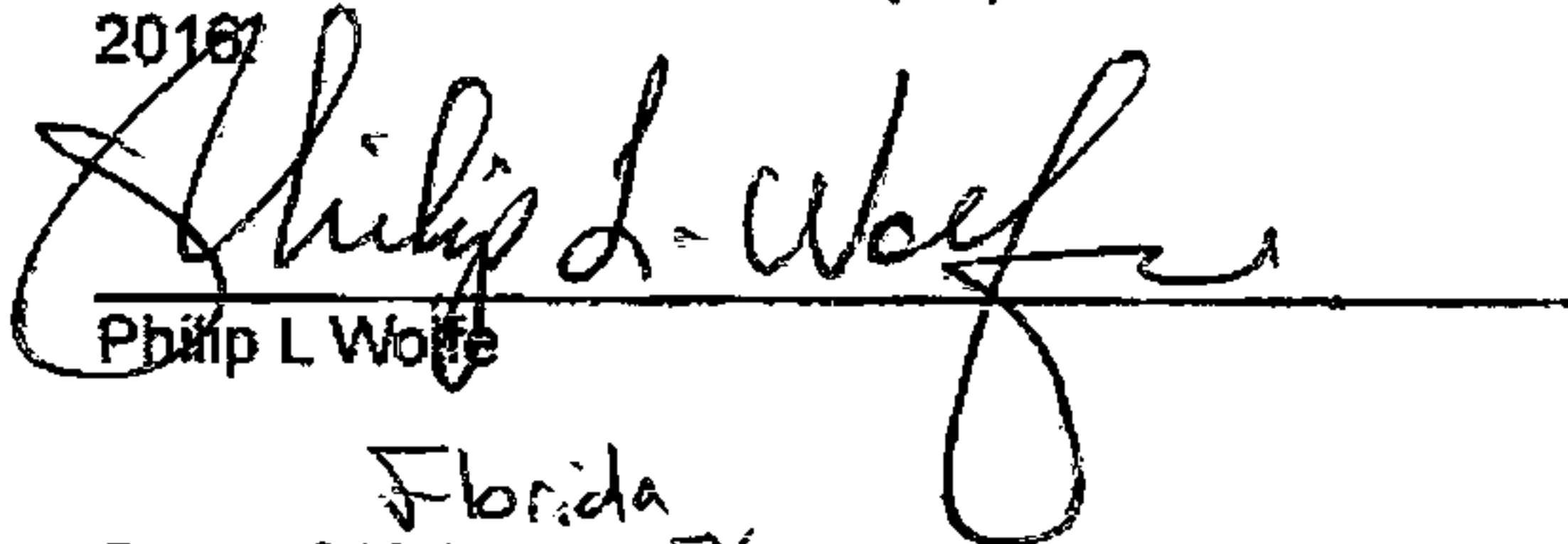
\$294,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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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 I (we) have hereunto set my (our) hand(s) and seal(s), this 8th day of December, 2016

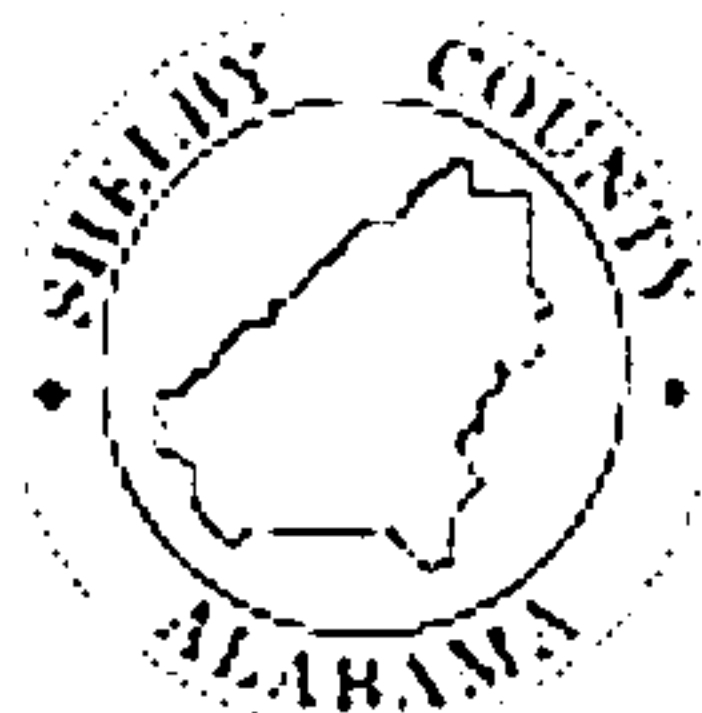
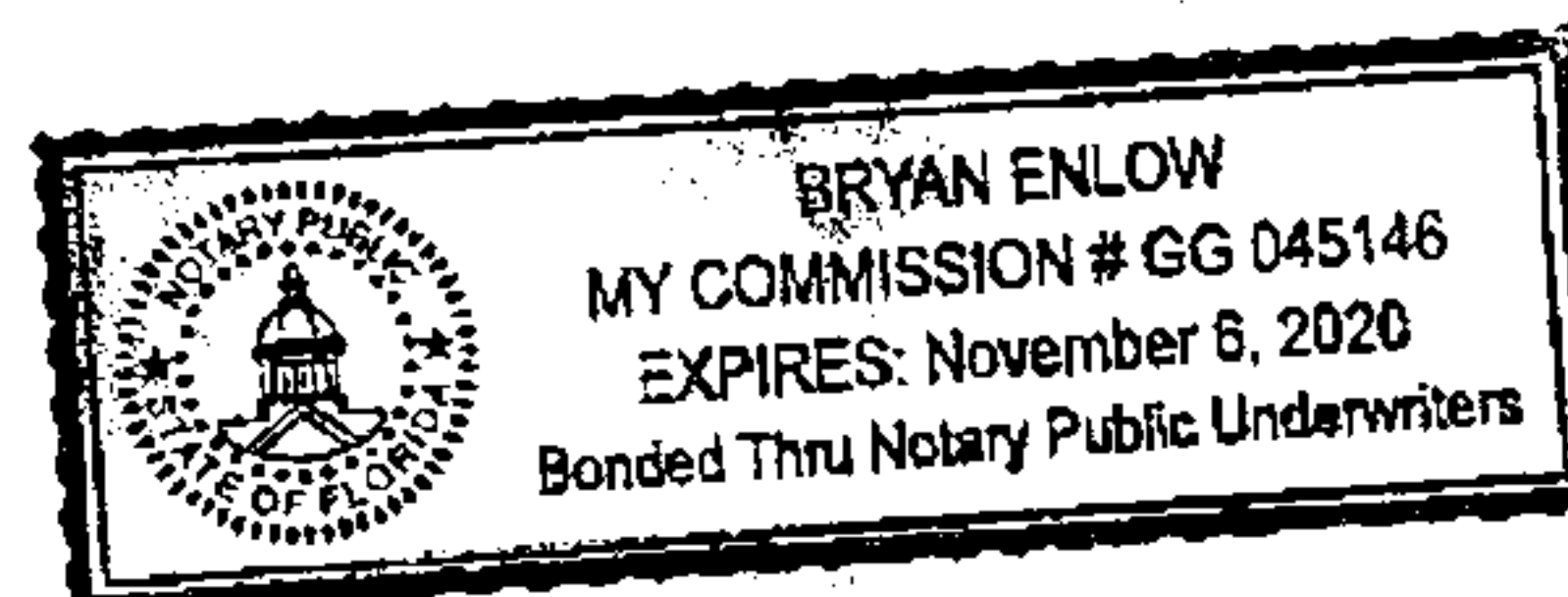

Philip L Wolfe

Florida
State of ~~Alabama~~ FL
County of ~~JEFFERSON~~ Walter

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Philip L Wolfe, an unmarried man, 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 the 8th day of December, 2016.


Notary Public, State of ~~Alabama~~ Florida
Bryan Enlow
Printed Name of Notary
My Commission Expires: 11/6/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/15/2016 08:48:44 AM
\$91.50 DEBBIE
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