

16-3408

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

Send Tax Notice To:
Lori Kaye Koss
Barry Koss
William E. Koss
Janice E. Koss
2046 Wild Flower Dr.
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 **Two Hundred Ninety Seven Thousand Five Hundred Dollars and No Cents (\$297,500.00)** 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

Meredyth R. Hazzard, a married man, whose mailing address is:

41313 Overbark Rd. ; Birmingham, AL 35222

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

Lori Kaye Koss, Barry Koss, William E. Koss, and Janice E. Koss, whose mailing address is:

2046 Wild Flower Dr., Hoover, AL 35244

(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: 2046 Wild Flower Dr., Hoover, AL 35244 to-wit:

Lot 130, according to the Survey of Riverchase West, Fourth Addition, as recorded in Map Book 7, Page 156 in the Office of the Judge of Probate Shelby County, Alabama.

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


\$251,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

The above described property is not the homestead of the grantor herein, nor his spouse, as referenced in Code Section 6-10-2.

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.

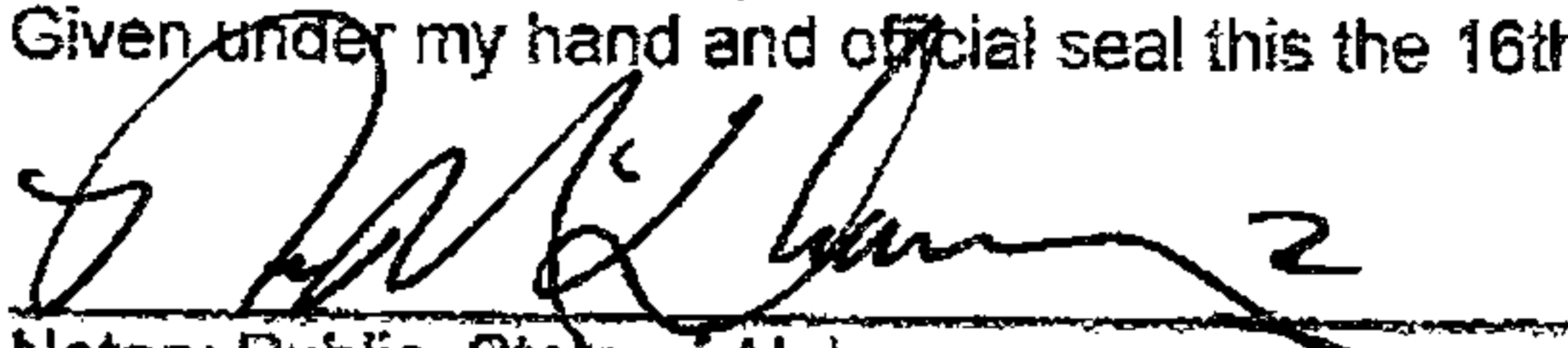
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 16th day of December, 2016.

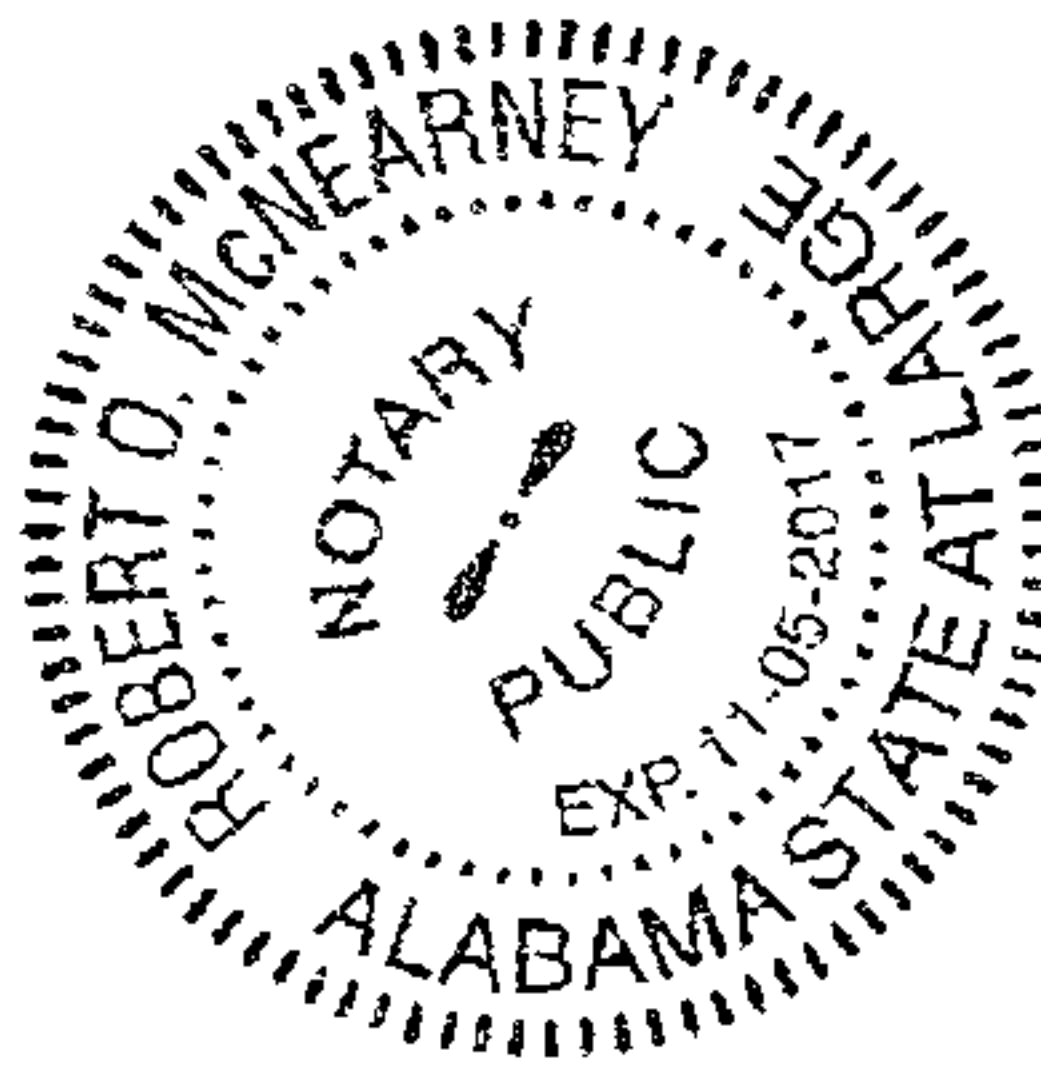

Meredyth R. Hazzard

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Meredyth R. Hazzard, a married 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 16th day of December, 2016.


Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: 11/15/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/20/2016 01:15:08 PM
\$64.50 CHERRY
20161220000464430

