

20170130000035270 1/2 \$198.00  
Shelby Cnty Judge of Probate, AL  
01/30/2017 11:58:14 AM FILED/CERT

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
Suite 101, 1318 Alford Avenue  
Birmingham, Alabama 35226

Send Tax Notice To:

**STATUTORY JOINT TENANCY WARRANTY DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00) and other good and valuable considerations, 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 Grantees herein, the receipt whereof is acknowledged, I, Thomas E. Badham, Jr., a married man, and Brian Tannahill Badham, a married man, (herein referred to as Grantor, whether one or more) whose mailing address is 125 Hillsboro Road, New Market, Alabama 35761, grant, bargain, sell and convey unto Paul Alan Abrams, Jr. and Melissa Grubbs Abrams (herein referred to as Grantees) whose mailing address is 563 Woodbridge Trace, Chelsea, Alabama 35043, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is at the intersection of County Road 69 and 74, Chelsea, AL, with a Parcel ID # 15-4-17-0-000-006.00 to-wit:

Lot 1, Badham Subdivision, according to the map recorded in Map Book 47, Page 30, in the Probate Office of Shelby County, Alabama

**SUBJECT TO:** (1) Easements, restrictions, and rights-of-way of record; (2) Taxes due in the year 2017 and thereafter; (3) Mineral and mining rights not owned by the Grantor; (4) Any portion of the property conveyed which is located within a public road; (5) A portion of the property being located in a flood plain; (6) Matters shown on recorded plat.

The property conveyed herein is not the homestead of the Grantor's or their spouses.

\$153,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

**TO HAVE AND TO HOLD** to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the undersigned, has hereunto set his hand and seal, this the 23 day of January, 2017.

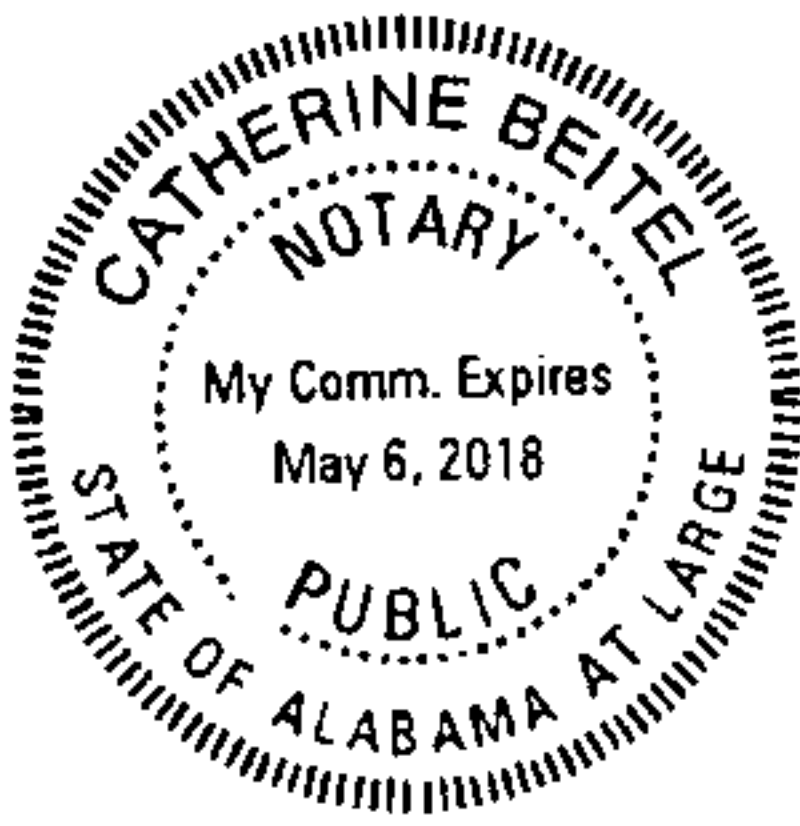
Thomas E. Badham, Jr.

TEB-7

Brian Tannahill Badham

Brian Tannahill Badham

Shelby County, AL 01/30/2017  
State of Alabama  
Deed Tax: \$180.00



STATE OF ALABAMA )  
Madison COUNTY )

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Thomas E. Badham, Jr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of January, 2017.

Catherine Beitel

Notary Public

My Commission Exp. May 6, 2018

STATE OF ALABAMA )  
Madison COUNTY )

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Brian Tannahill Badham, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of January, 2017.

Catherine Beitel

Notary Public

My Commission Exp. May 6, 2018



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