

Prepared By:
Kenneth W. Battles, Sr., Esq.
Battles Law Firm, LLC
Post Office Box 352
Pinson, Alabama 35126
File No. 16-006096

Grantors Address:
Barry U. Webb
409 PARK LAKE TERRACE
HELENA, ALABAMA 35080

Send Tax Notice To:
Andy Hare and Lisa Hare
409 Park Lake Terrace
Helena, Alabama 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

THIS DEED, made and entered into this the 21st day of February, 2017, by and between **Barry U. Webb**, an unmarried man, herein called "**GRANTOR**", (whether one or more), and **Andy Hare and Lisa Hare**, herein called "**GRANTEEES**";

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS**, (\$435,000.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Barry U. Webb**, as Grantor, has this day bargained and sold and by these presents does hereby grant, sell, transfer and convey unto said Grantees, **Andy Hare and Lisa Hare**, as joint tenants with right of survivorship, a certain tract or parcel of land situated in **SHELBY** County, Alabama, and being more particularly described as follows:

Lot 406A, according to a Resurvey of Lots 405 and 406, Riverwoods Fourth Sector, Phase 1, as recorded in Map Book 36, Page 36, in the Probate Office of Shelby County, Alabama.

Parcel ID No. 13-4-17-0-005-006.000

Property Address: 409 Park Lake Terrace, Helena, Alabama 350

\$391,500.00 of the purchase price is being paid from the proceeds of a purchase money mortgage executed simultaneously herewith to SOFI Lending Corp. The purchase price herein is based on a real estate sales contract between the parties. Source of Title: Instrument No. 20120515000173030

SUBJECT TO TAXES FOR 2017 AND SUBSEQUENT YEARS.

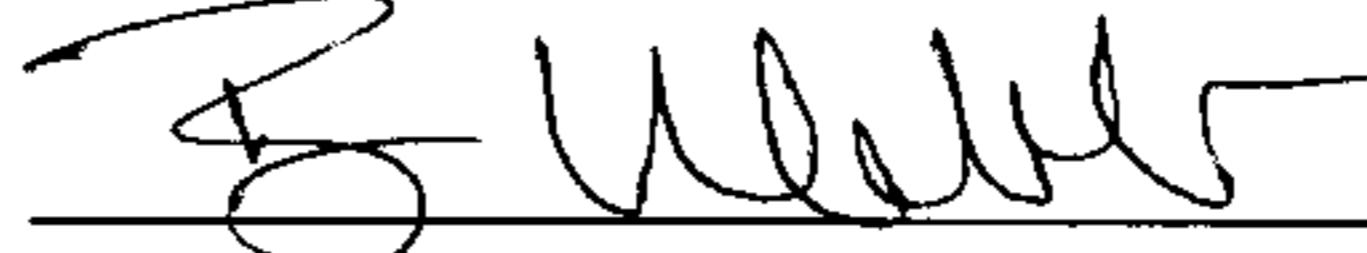
SUBJECT TO EASEMENTS, EXCEPTIONS, RESERVATIONS, ENCUMBRANCES, LIENS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD OR VISIBLE ON SAID PROPERTY.

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

Grantor covenants with Grantees, that she is lawfully seized and possessed of said property; that she has a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that she will forever warrant and defend the title to said property against the good and lawful claims and demands of all persons whomsoever.

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.

IN WITNESS WHEREOF, **Barry U. Webb**, as Grantor, has hereto set his signature and seal this the 21st day of February, 2017.



Barry U. Webb, Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

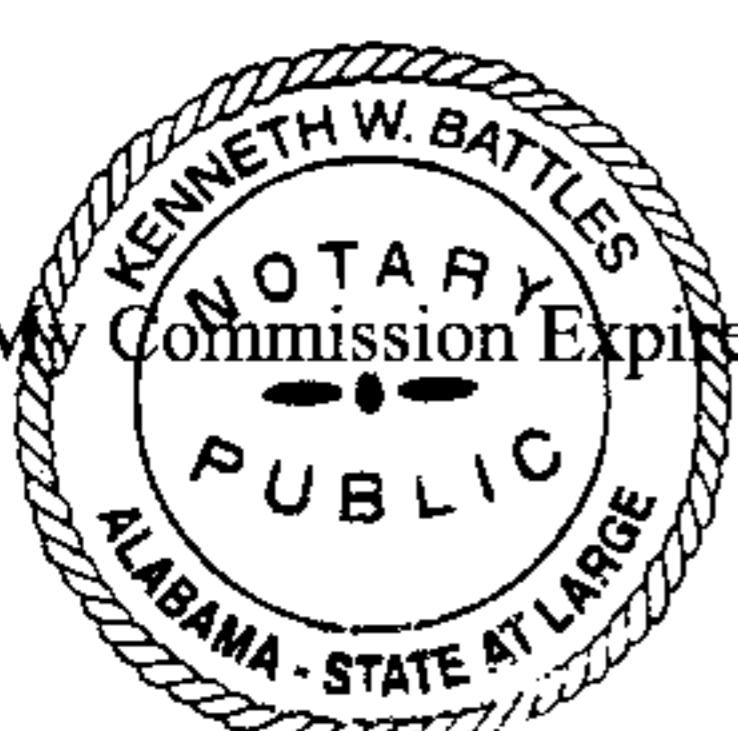
I, the undersigned Notary Public, hereby certify that Barry U. Webb, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, he executed the same voluntarily.

Given under my hand and seal this the 21st day of February, 2017.



Notary Public

KENNETH W. BATTLES
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Commission Expires: 06/25/2017



20170301000070590 1/1 \$58.50
Shelby Cnty Judge of Probate, AL
03/01/2017 11:13:45 AM FILED/CERT

Shelby County, AL 03/01/2017
State of Alabama
Deed Tax: \$43.50