

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

20170503000152270

05/03/2017 10:10:33 AM

DEEDS 1/3

This instrument was prepared by

Sandy F. Johnson

Attorney at Law

3156 Pelham Parkway, Suite 4

Pelham, Alabama 35124

Send Tax Notice to: Deanna Leras and

(Name) Chris Irvin

(Address) 109 Shire Circle

Alabaster AL 35007

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00) and other good and valuable consideration** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

WILLIAM STOTT, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto

DEANNA LERAS and CHRIS IRVIN

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lot 38, according to the Final Plat of Saddle Lake Farms, Second Addition, Phases 3, 4, 5, 6 and 7, as recorded in Map Book 29, Page 34, in the Probate Office of Shelby County, Alabama.

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 for such survivor forever.

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 warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

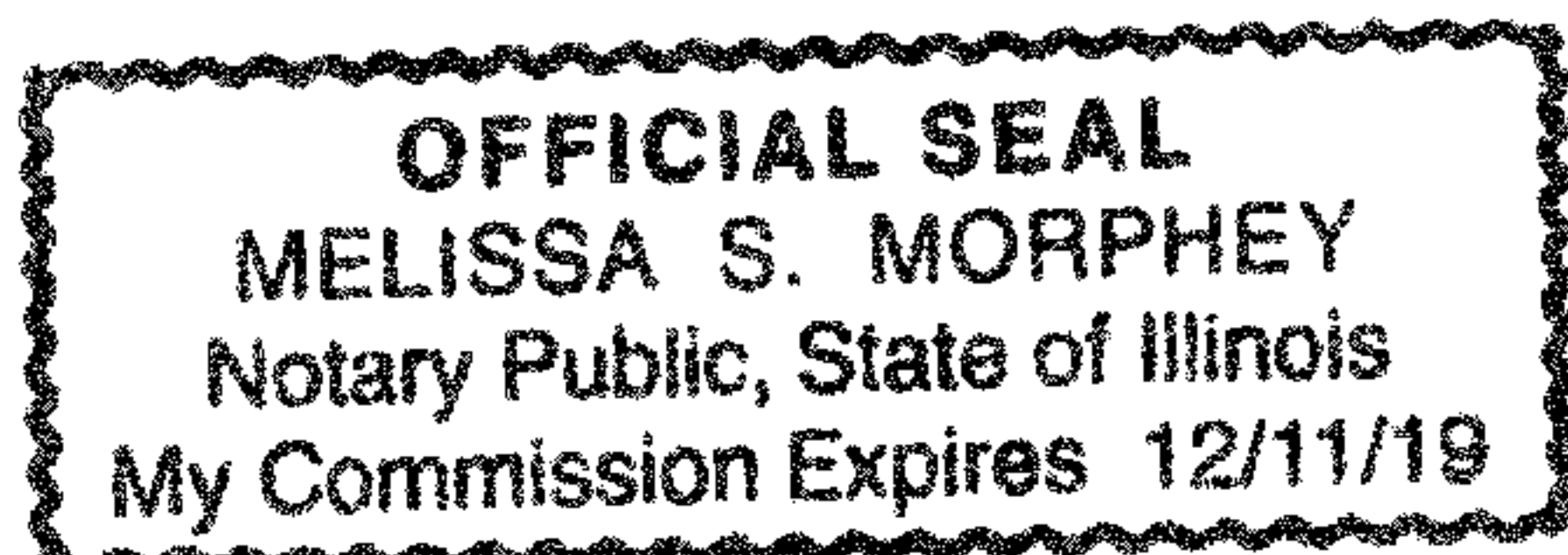
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 15 day of April, 2017.

William Stott
William Stott

STATE OF ILLINOIS)
COUNTY OF OGLE)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William Stott**, 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 document, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of APRIL, 2017.



Morphey
Notary Public

My commission expires. 12/11/19

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Form RT-1