

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

Send Tax Notice To:
DAVID CHERRY
5100 SHADY COVE
BIRMINGHAM, AL.
35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Seventy-Nine Thousand and 00/100 Dollars (\$279,000.00) 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, Carl E. Grant, a widower (herein referred to as Grantor, whether one or more) whose mailing address is 2616 RESERVE CT
VICTORIA AL. 35243, grant, bargain, sell and convey unto David M. Cherry and Autumn Cherry (herein referred to as Grantees) whose mailing address is 5100 SHADY COVE BIRMINGHAM
AL. 35244, 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 5100 Shady Cove, Birmingham, Alabama 35244 to-wit:

Lot 6, according to the Survey of Shadow Brook as recorded in Map Book 6 Page 102 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2017 and thereafter; (2) Easements, restrictions, agreements of record; (3) Mineral and mining rights not owned by the Grantor.

Grantor represents and warrants that he timely claimed the age exemption for 2017 taxes, accordingly, there shall be no ad valorem taxes due on October 1, 2017.

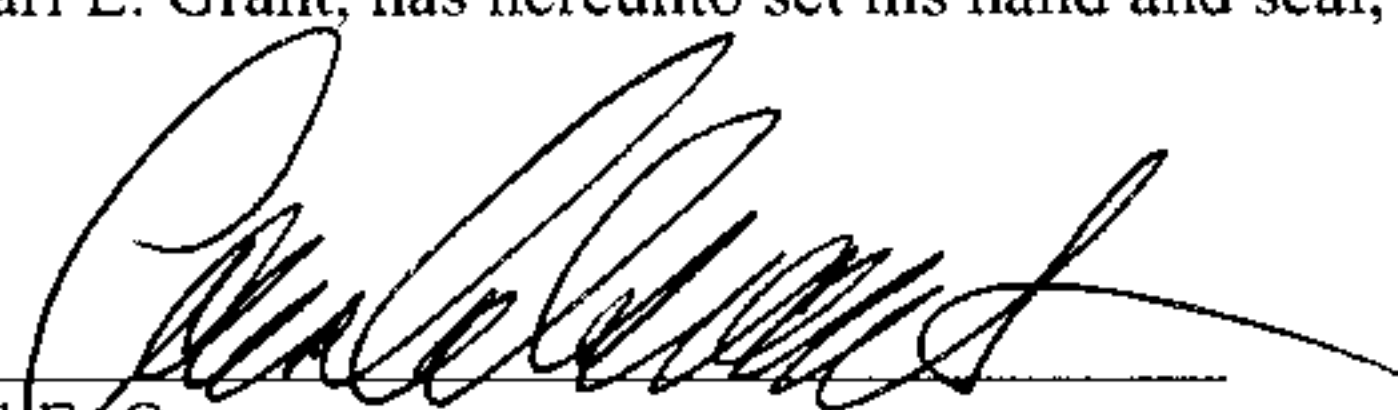
Judith Ann Grant, one of the Grantees in Deed Book 317 Page 640 Probate Office of Shelby County, Alabama died on or about the 5th day of March, 2012.

\$85,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

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.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

8 **IN WITNESS WHEREOF**, the undersigned, Carl E. Grant, has hereunto set his hand and seal, this the 8 day of MAY, 2017.

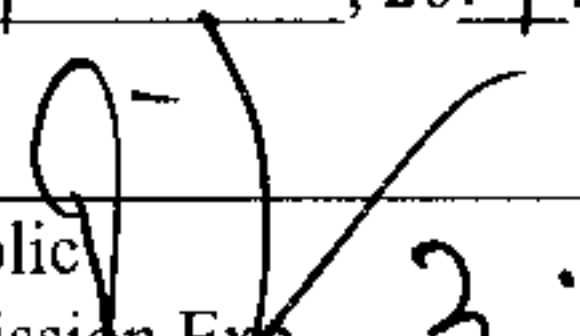

Carl E. Grant

Shelby County, AL 05/10/2017
State of Alabama
Deed Tax: \$194.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Carl E. Grant, 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 8 day of MAY, 2017.


Notary Public
My Commission Exp. 3-1-18