## 20170601000191560 06/01/2017 10:11:31 AM DEEDS 1/2

This instrument was prepared by: The Law Office of Jack R. Thompson, Jr., LLC 3500 Colonnade Parkway, Suite 350 Birmingham, AL 35243 Phone (205) 443-9027

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WARRAN	TY DEED -	- Joint Tenants with Right of Survivorship
STATE OF ALABAMA	)	KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY	)	
parties hereto, to the undersignate receipt whereof is acknowledge address is	ned grantor led, I or we I rone or mo mailing add tenants with	amount of which can be verified in the Sales Contract between the (whether one or more), in hand paid by the grantee herein, the Danny Moon and Rebecca Moon Husband and Wife, whose mailing (herein ore), grant, bargain, sell and convey unto Robert Brian Swiney and Bress is (herein referred to grantee, herein of survivorship the following described real estate, situated in which is 451 Tecumseh Street, Montevallo, AL 35115; to-wit:
off tvill	DIT !! A !! ATT	TACHED HEDETO AND MADE A PART HEREOF

Subject to ad valorem taxes for the current year and subsequent years. Subject to restrictions, reservations, conditions, and easements of record. Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$40,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 30th day of May, 2017.

Rebecca Moon

State of Alabama Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Danny Moon and Rebecca Moon, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 30th day of May, 2017.

Commission Expires: 7-7979

S17-0887CDF

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## EXHIBIT "A" Legal Description

Lot 14, according to the Survey of Shoal Highlands, 1st Sector, as recorded in Map Book 13, Page 39, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/01/2017 10:11:31 AM
\$193.00 DEBBIE
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