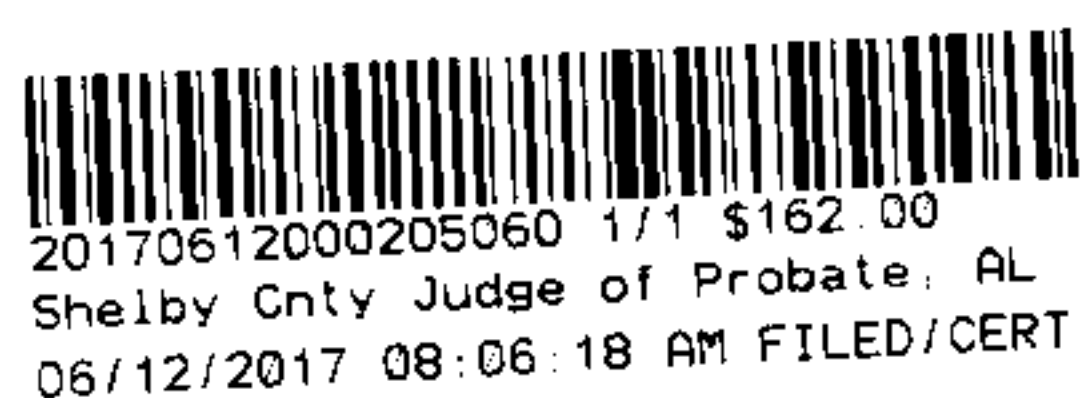


This instrument was prepared without the benefit of a title examination or survey by:

James O. Standridge
CROWNOVER & STANDRIDGE
2600 7th Street
Tuscaloosa, AL 35401
(205) 349-1727

Shelby County, AL 06/12/2017
State of Alabama
Deed Tax: \$147.00

SOURCE OF TITLE: QUITCLAIM DEED
DEED BOOK 353 PAGE 721



STATE OF ALABAMA }
 }
SHELBY COUNTY }

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration, to the undersigned, *Grantor*, in hand paid by *Grantees* herein, the receipt whereof is hereby acknowledged, **Carolyn P. Gray**, a single woman, whose address is 255 Ashville Circle, Montevallo, AL 35115, does hereby grant, bargain, sell and convey unto **Jeffrey Gray**, whose mailing address is 255 Ashville Circle, Montevallo, AL 35115, and **Hunter G. Standridge**, whose mailing address is 379 36th Street, Northport, AL 35473, for and during their lives as joint tenants 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 property situated in Shelby County, Alabama, to-wit:

Lot 18 Hubbard and Givhan's Subdivision of the NW ¼ of the NE ¼ of Section 21 Township 22 South, Range 3 West, according to Map as recorded in Probate Office of Shelby County, Alabama in Map Book 3 on Page 128, subject to Easement to City of Montevallo.

Property Address: 255 Ashville Circle, Montevallo, AL 35115
Assessor's Market Value: \$ 147,000

To Have and to Hold to the said *Grantees* for and during their lives as joint tenants 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 of right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said *Grantees*, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same aforesaid; that I will and my 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.

IN WITNESS WHEREOF, I have hereunto set our hands this the 22 day of May, 2017.

Carolyn Gray

STATE OF ALABAMA }
 }
TUSCALOOSA COUNTY }

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that **Carolyn Gray** 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 22 day of May, 2017.

Notary Public
Commission Expires: 12/18/17

MELODY LUNCEFORD
Notary Public, Alabama State At Large
My Commission Expires December 18, 2017