


This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2017-05-5337
Documentary Evidence: Sales Contract

Send Tax Notice To:
Scottie L. Houston and
Paula Heiser Carter
350 12th Street SW
Alabaster, AL 35007
(Grantees' Mailing Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)


20170626000225770 1/1 \$17.00
Shelby Cnty Judge of Probate, AL
06/26/2017 09:25:04 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Four Thousand and 00/100 Dollars (\$104,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **George E. Scott, IV**, a married individual, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Scottie L. Houston and Paula Heiser Carter**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 12, Block 2, according to the survey of Alabaster Highlands, as recorded in Map Book 4, page 43, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$102,116.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject property does not constitute the homestead of the Grantor herein, as defined by the Code of Alabama.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantor does, for himself, his heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his hand and seal, this 23rd day of June, 2017.


 (Seal)
George E. Scott, IV

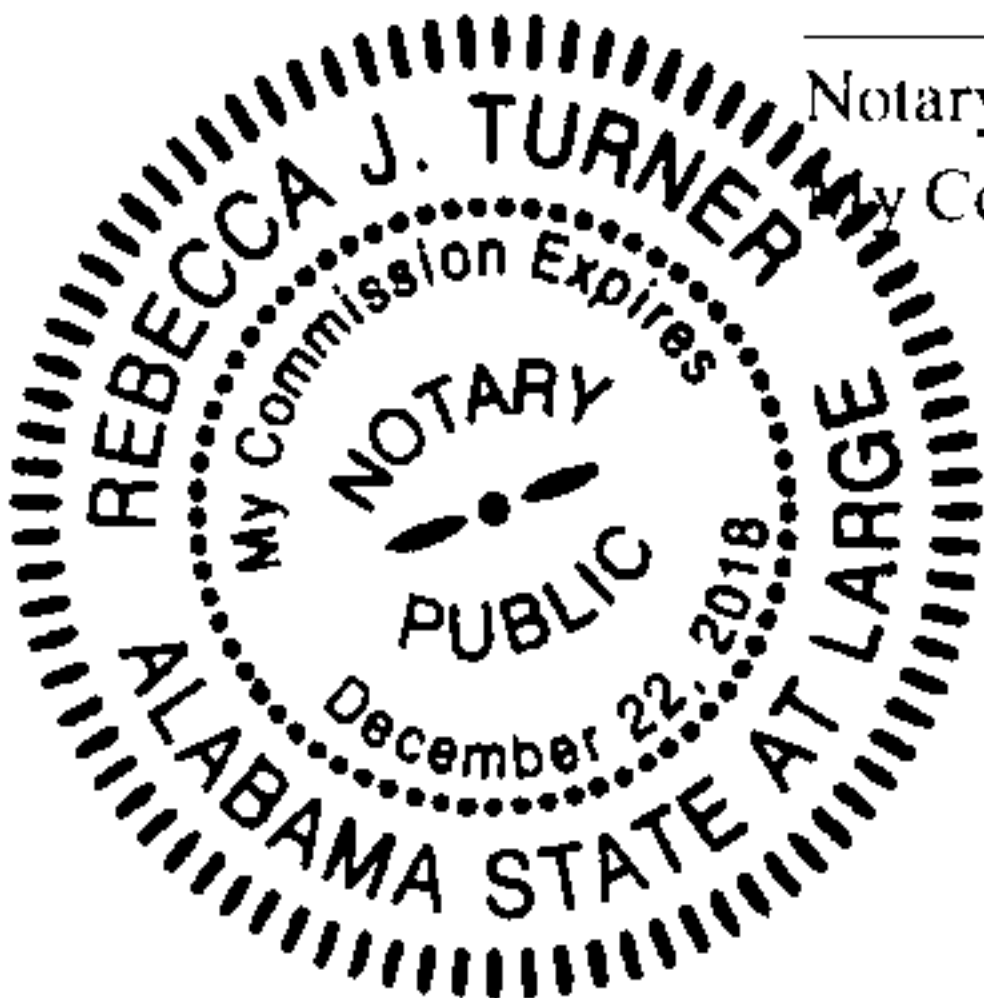
Shelby County, AL 06/26/2017
State of Alabama
Deed Tax \$2.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **George E. Scott, IV**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 23rd day of June, 2017.


Notary Public Rebecca J. Turner
My Commission Expires: 12/22/2018



Grantor's Mailing Address:
6047 Woodvale Road
Helena, Alabama 35080