

20170705000236020

07/05/2017 07:30:42 AM

DEEDS 1/2

Send tax notice to Billy and Virginia Pierce, 3837 Kinross Dr , Birmingham, AL 35242

This instrument was prepared by Marcus L Hunt, 2870 Old Rocky Ridge Rd , Birmingham, AL. 35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Four hundred thousand and no/100 (\$400,000.00) dollars 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 the grantee herein, the receipt whereof is acknowledged, I or we

B.W. Roberts and his wife Gloria C. Roberts, whose mailing address is:

1099 Danberry Lane Birmingham 35242

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Billy Pierce and Virginia Pierce, whose mailing address is:

3837 Kinross Dr. Birmingham, AL 35242

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real property situated in Shelby County, Alabama, the address of which is 3837 Kinross Dr , Birmingham, AL 35242 to-wit

Lot 324, according to the Survey of Brook Highland, an Eddleman Community, 7th Sector, as recorded in Map Book 13, Page 99 A & B, as recorded in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama

Subject to All easements, restrictions and rights of way of record

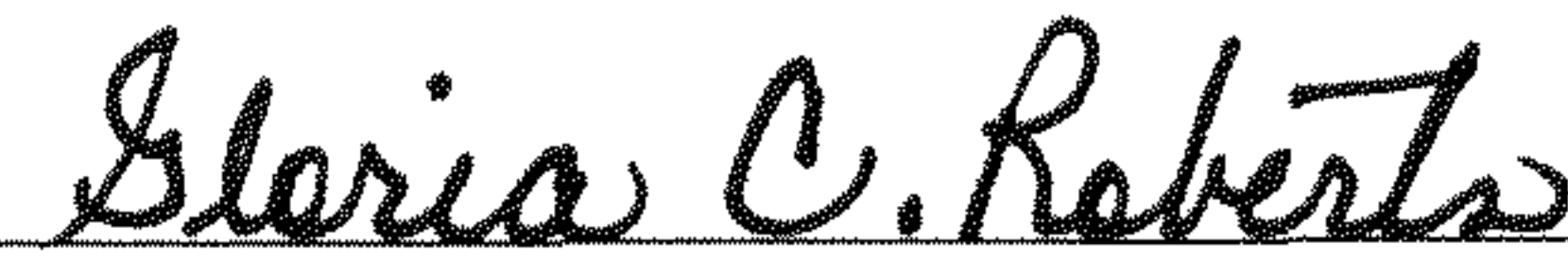
\$250,000.00 of the above-mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event 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 and assigns of the grantees herein shall take as tenants in common

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 warrants and defend the same to the said 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 26th day of June, 2017.

 (SEAL)
B W ROBERTS

 (SEAL)
GLORIA C ROBERTS

State of ALABAMA
County of JEFFERSON

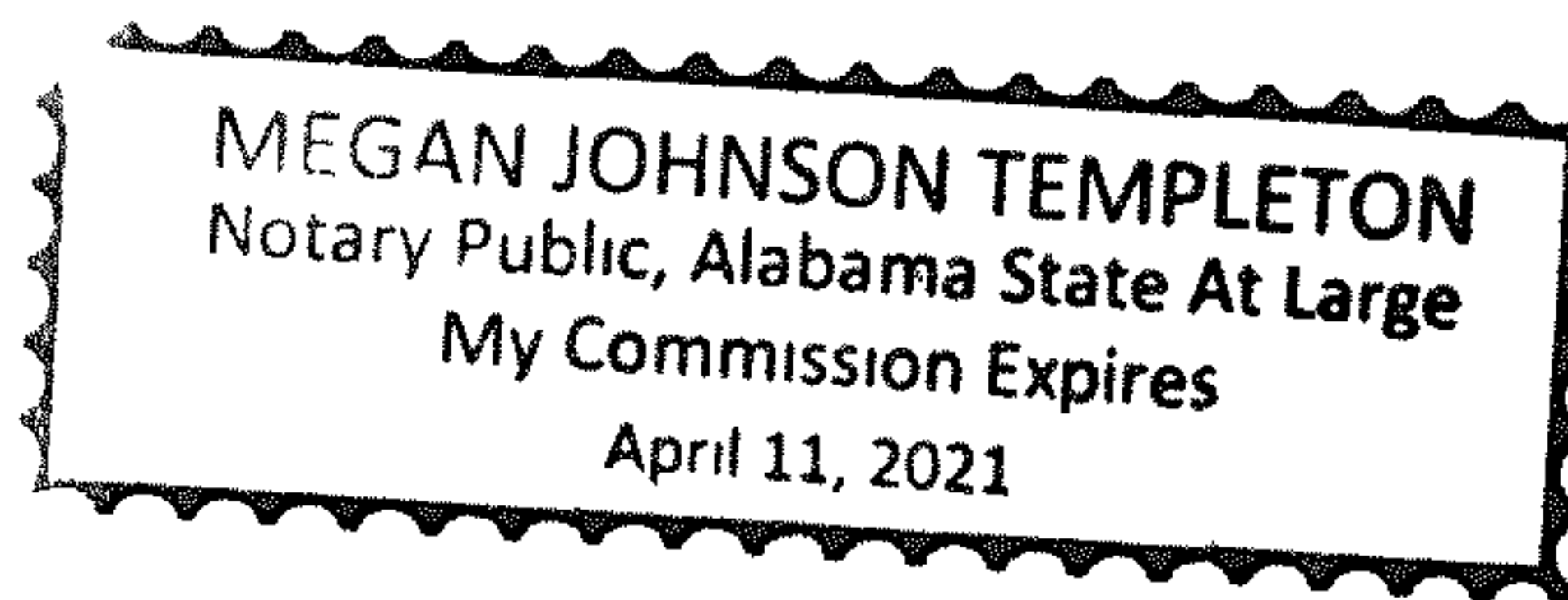
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that B.W Roberts and his wife Gloria C. Roberts whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of June, 2017

My commission expires:

4/11/2021


NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/05/2017 07:30:42 AM
\$168.00 CHERRY
20170705000236020

