

Prepared by:  
Sandy Johnson  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

Send Tax Notice To:  
Jimmy Dale McWaters Jr.  
Tamra Lee McWaters  
433 S Highland Ridge Lane  
Chelsea, AL 35043

20170801000275410  
08/01/2017 09:01:30 AM  
DEEDS 1/2

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty Nine Thousand Nine Hundred Dollars and No Cents (\$359,900.00) 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

Tom Mueller and wife, Brenda Mueller, whose mailing address is:

433 S Highland Ridge Lane, Chelsea, AL 35043

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

Jimmy Dale McWaters Jr. and Tamra Lee McWaters, whose mailing address is:

5907 Ridgeline Dr Bessemer AL 35022

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 433 S Highland Ridge Lane, Chelsea, AL 35043 to-wit:

Lot 33, according to the Survey of Highland Ridge Subdivision, as recorded in Map Book 39, Page 10, in the Probate Office of Shelby County, Alabama.

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

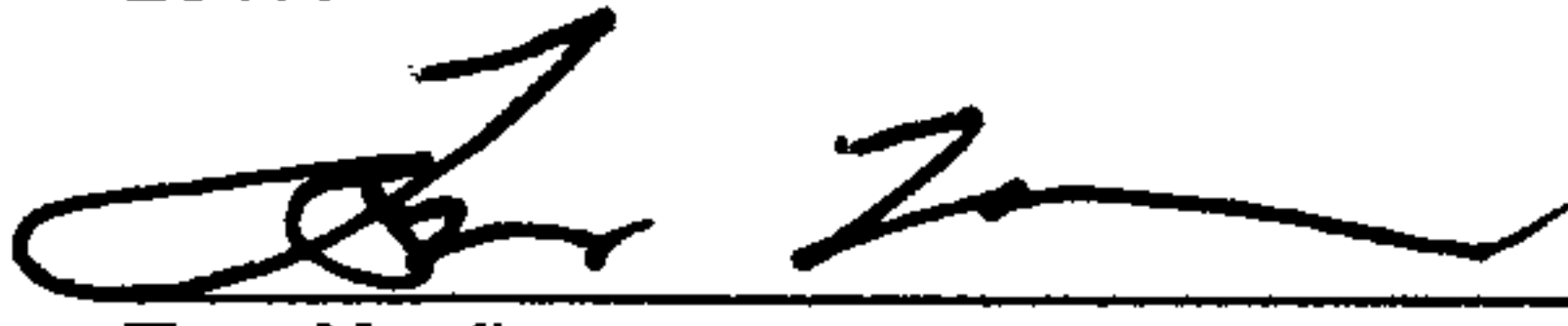
\$341,905.00

~~\$359,900.00~~ 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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

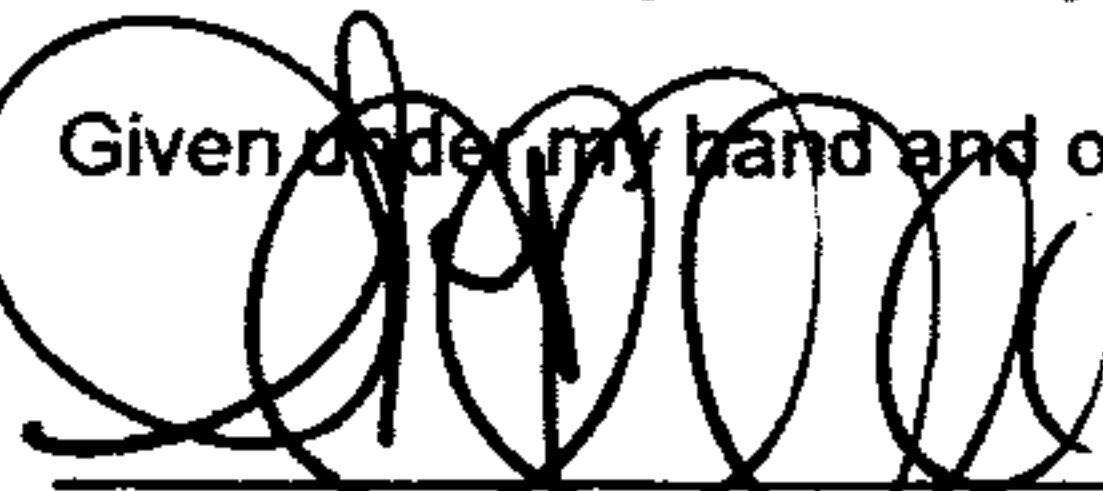
IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 31<sup>st</sup> day of July, 2017.

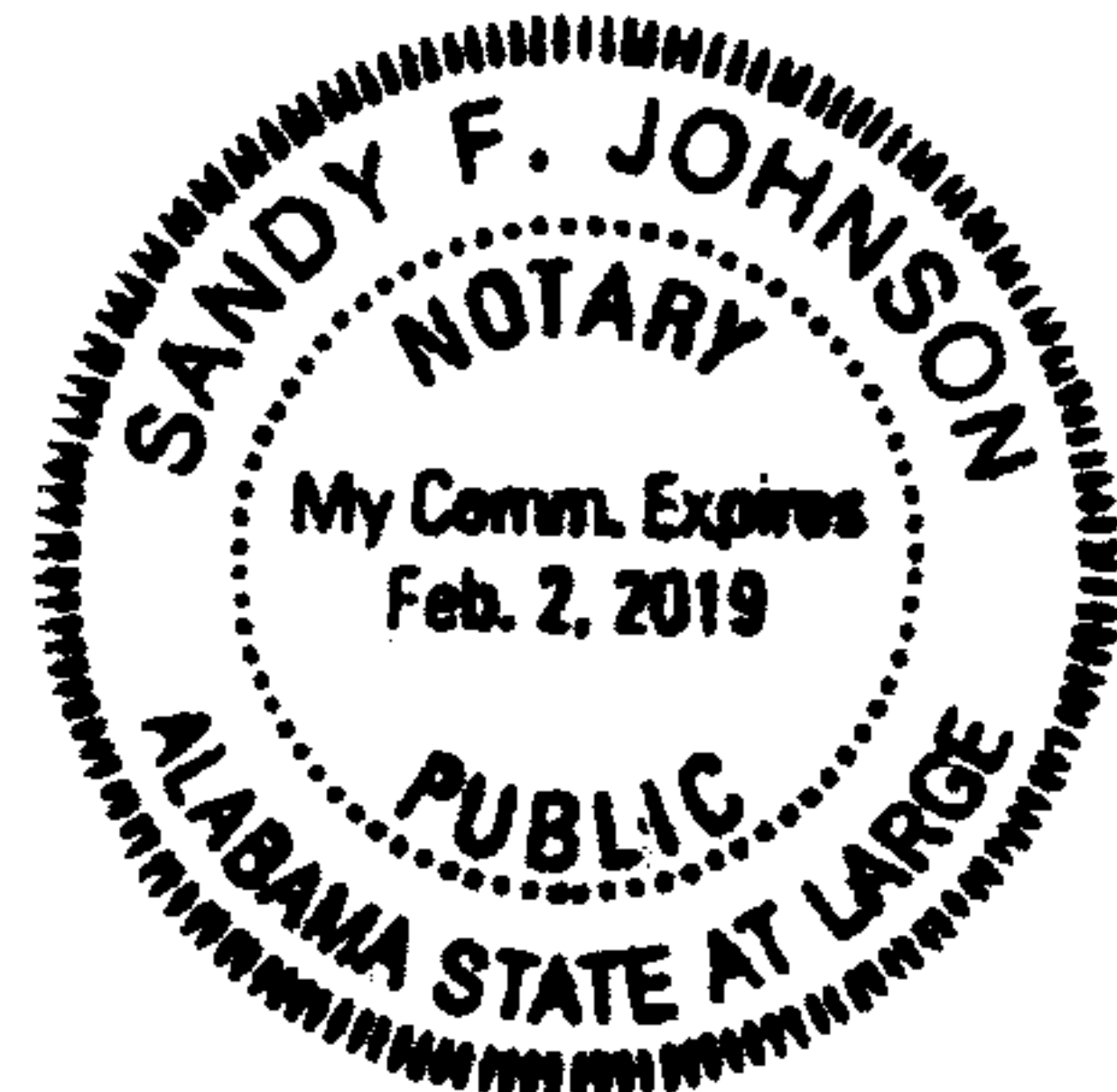
  
Tom Mueller

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tom Mueller, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31<sup>st</sup> day of July, 2017.

  
Notary Public, State of Alabama  
My Commission Expires: 2/2/19



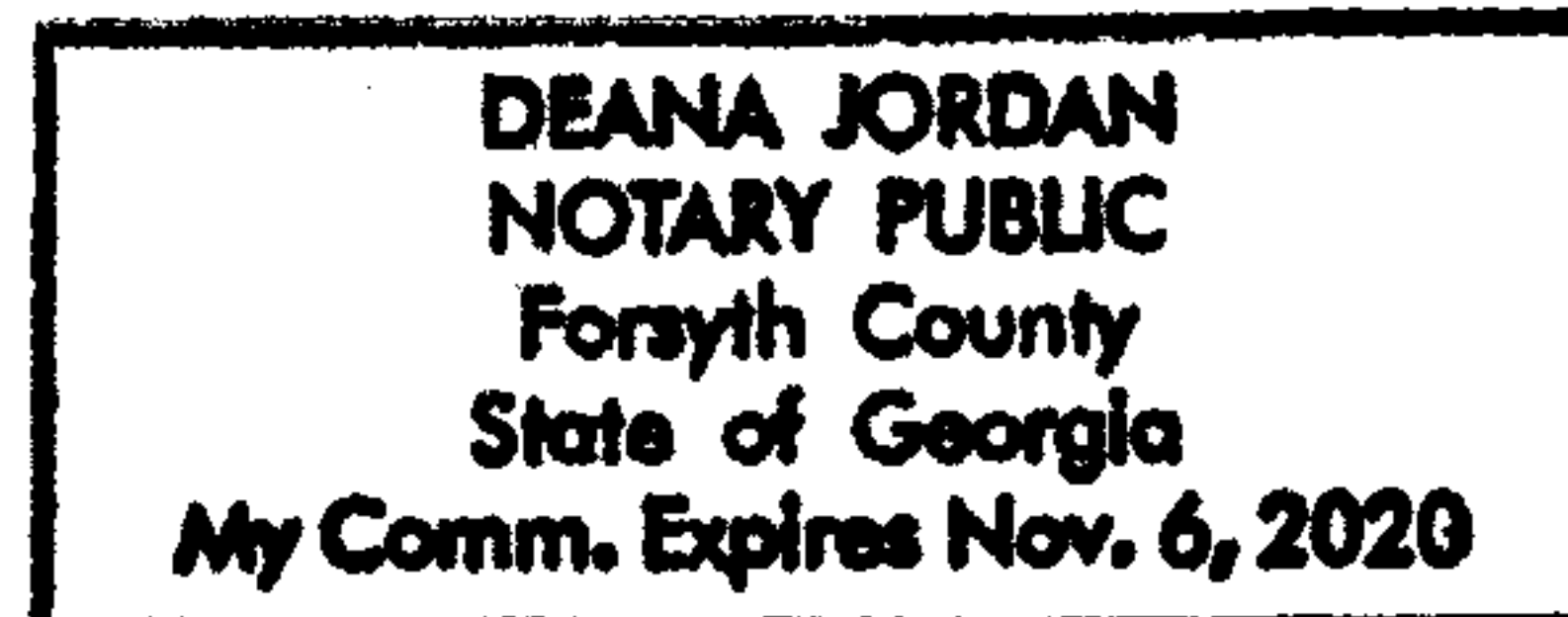
Brenda Mueller  
Brenda Mueller

State of Georgia  
County of Forsyth

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brenda Mueller, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of July, 2017.

Deana Jordan  
Notary Public, State of ~~Alabama~~ Georgia  
My Commission Expires: 11-6-20



20170801000275410 08/01/2017 09:01:30 AM DEEDS 2/2



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/01/2017 09:01:30 AM  
\$36.00 CHERRY  
20170801000275410

James W. Fuhrmeister