

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

20170814000293490  
08/14/2017 12:07:41 PM  
DEEDS 1/1

Send Tax Notice To:  
Matthew Charles Tanner  
Brittany Contorno Tanner  
886 Savannah Lane  
Calera, AL 35040

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty One Thousand Four Hundred Dollars and No Cents (\$151,400.00) 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

**Keith R. Payne and Leah D. Payne, husband and wife, whose mailing address is:**

**886 Savannah Lane, Calera, Alabama 35040**

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

**Matthew Charles Tanner and Brittany Contorno Tanner, whose mailing address is:**

**516 Laurel Woods Trail, Helena, AL 35080**

(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: 886 Savannah Lane, Calera, AL 35040 to-wit:

Lot 70, according to the Survey of Savannah Pointe, Sector II, Phase IV, as recorded in Map Book 29, Page 45, in the Probate Office of Shelby County, Alabama.

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

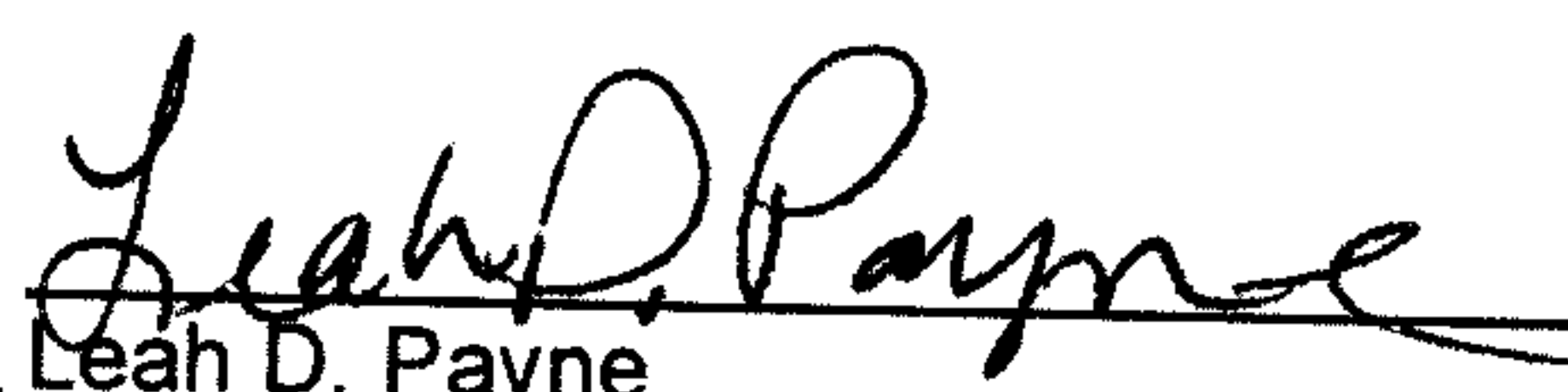
\$148,657.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 11th day of August, 2017.

  
\_\_\_\_\_  
Keith R. Payne

  
\_\_\_\_\_  
Leah D. Payne

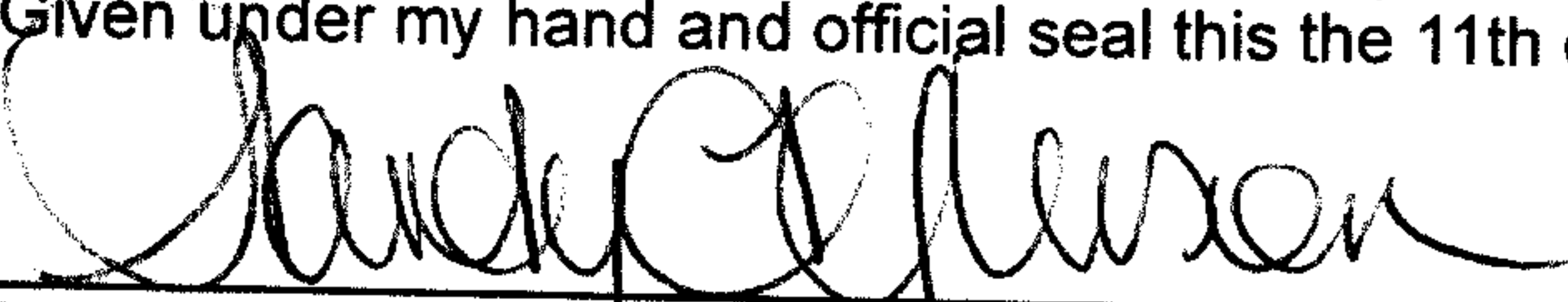
State of Alabama  
County of Shelby



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/14/2017 12:07:41 PM  
\$18.00 DEBBIE  
20170814000293490

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Keith R. Payne and Leah D. Payne, 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 11th day of August, 2017.

  
\_\_\_\_\_  
Sandy Johnson

Notary Public, State of Alabama

Sandy Johnson

Printed Name of Notary

My Commission Expires: February 02, 2019

