

20170817000297570 1/5 \$78.50
Shelby Cnty Judge of Probate, AL
08/17/2017 07:56:23 AM FILED/CERT

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR
SURVEY AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTORS.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE
LEGAL DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

Send Tax Notice to:
John and Sandra Fleury
807 Reach Crest
Birmingham, Alabama 35242

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that, effective as of the 14th day of August, 2017, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the Grantors herein, in hand paid by the Grantees herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

JOHN FLEURY and SANDRA FLEURY, husband and wife,
whose mailing address is **807 Reach Crest, Birmingham, Alabama 35242**

and

BRIAN FLEURY, a married man,
whose mailing address is **1029 Beaumont Avenue, Birmingham, Alabama 35242**

(herein referred to as "Grantors"), do by these presents **GRANT, BARGAIN, SELL and CONVEY** unto

JOHN FLEURY and SANDRA FLEURY, husband and wife,
whose mailing address is **807 Reach Crest, Birmingham, Alabama 35242**

(herein referred to each singularly as a "Grantee" and collectively as "Grantees"), as joint tenants with right of survivorship, the following described real property situated in Shelby County, Alabama (the **property address of which is 807 Reach Crest, Birmingham, Alabama 35242**, and the **Assessor's Market Value of which is \$151,100.00 (or \$50,366.67 per 1/3 undivided interest)**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner, Parcel No. 09 4 20 2 008 076.000), to-wit:

Lot 76, according to the Final Record Plat of Narrows Reach Sector, Phase 2, as recorded in Map Book 30, Page 58A & 58B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, dedications, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting said real property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of said real property.

TO HAVE AND TO HOLD unto the said Grantees, for and during their joint 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, executors and assigns of such survivor forever; it being the intention of the parties to this conveyance that (unless the 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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

NOTE: The real property hereby conveyed is **NOT** the homestead of the Grantor, Brian Fleury, or his spouse. The real property hereby conveyed **is and will remain** the homestead of the Grantors, John Fleury and Sandra Fleury, who are husband and wife, and are also the Grantees herein. This conveyance is made solely in order to change the manner in which title to the real property hereby conveyed is held for the purposes of estate planning of the parties.

NOTE: The Grantors herein acquired title to the real property being conveyed hereby by deed from John Fleury dated November 20, 2007, and recorded on November 28, 2007, in Instrument No. 20071128000541410 in the Probate Office of Shelby County, Alabama.

**[Remainder of Page Intentionally Left Blank -
Separate Signature Pages of Grantors Follow]**


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Shelby County, AL 08/17/2017
State of Alabama
Deed Tax: \$50.50

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals effective as of the date first above written.

Grantor:

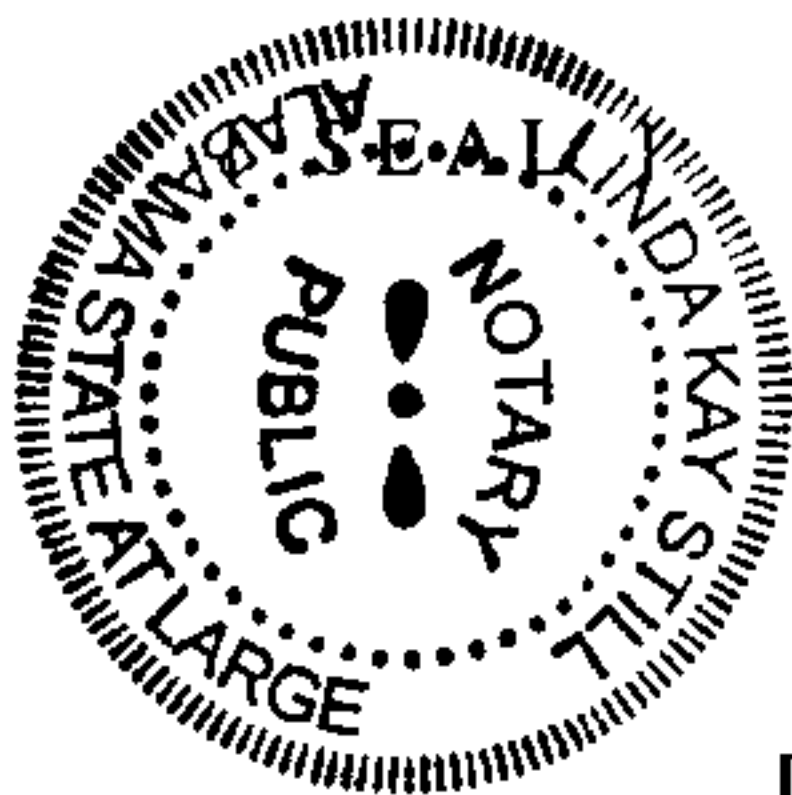
John Fleury
John Fleury

Date of Execution: 8/14/2017

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that **John Fleury**, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of August, 2017.



Linda Kay Still
Notary Public
My Commission Expires: 1-12-21

MY COMMISSION EXPIRES JANUARY 12, 2021

[Signatures of Grantors Continued on Following Pages]

20170817000297570 3/5 \$78.50
Shelby Cnty Judge of Probate: AL
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Grantor:

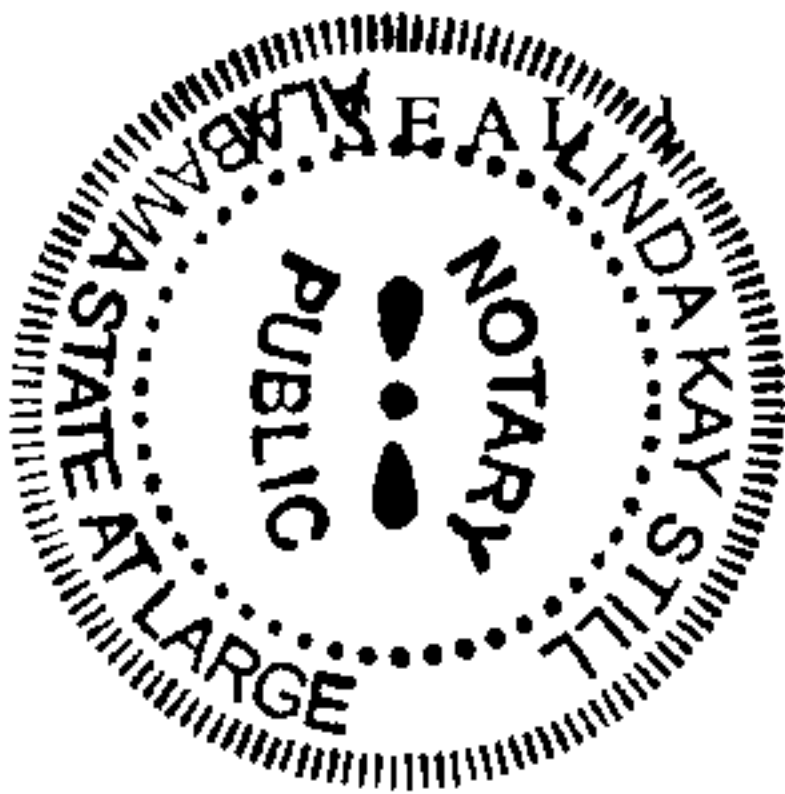
Sandra Fleury
Sandra Fleury

Date of Execution: Aug. 14, 2017

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that **Sandra Fleury**, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of August, 2017.



Linda Kay Still
Notary Public
My Commission Expires: 1-12-21
COMMISSION EXPIRES JANUARY 12, 2021

[Signatures of Grantors Continued on Following Page]



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Shelby Cnty Judge of Probate, AL
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Grantor:

Brian Fleury

Brian Fleury

Date of Execution: 7/25/2017

STATE OF Alabama)
COUNTY OF Shelby)

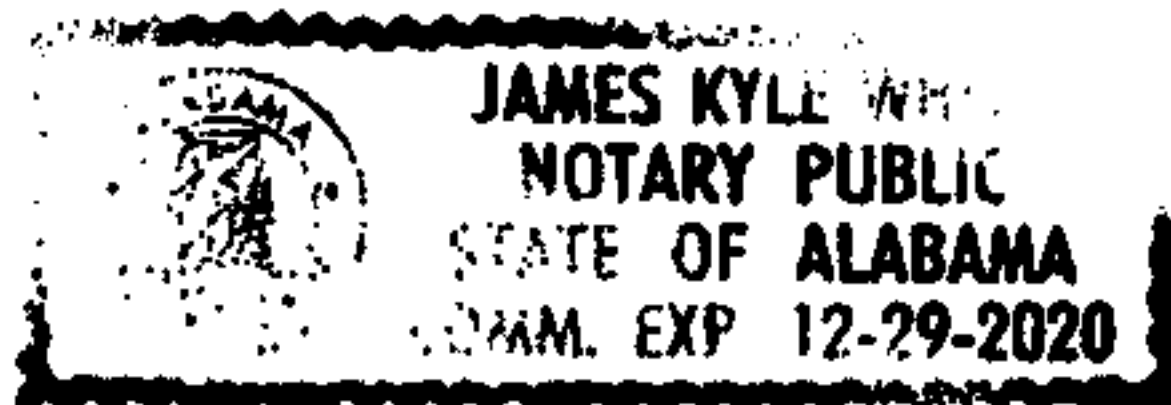
I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that **Brian Fleury**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

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

{ SEAL }

Ann [Signature]
Notary Public

My Commission Expires: 12-29-2020



This instrument prepared by:

Tanya K. Shunnara, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P.O. Box 55727
Birmingham, Alabama 35255-5727

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