

20170817000298350
08/17/2017 10:09:59 AM
DEEDS 1/2

Send tax notice to: Louis Paul Priolo, 740 Dividing Ridge Dr., Hoover, Al. 35244

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 Shelby

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **Two hundred nine thousand nine hundred and no/100 (\$209,900.00) 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,
John Olan Burgess, a married man whose mailing address is:
✓ 9071 GreyHorn Green Birmingham Al 35242 and
Mary Burgess and her husband Ben Burgess, whose mailing address is:
✓ 8031 GreyHorn Green Birmingham Al 35242

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Louis Paul Priolo and Kimberly Diane Priolo
whose mailing address is: 740 Dividing Ridge Dr., Hoover, Al. 35244

(herein referred to as grantees) as joint tenants with right of survivorship, , the following
described real estate, situated in **Shelby** County, Alabama, whose mailing address is: 740
Dividing Ridge Dr. Hoover, Al. 35244 to-wit:

Lot 32, according to the Survey of Riverchase West Dividing Ridge, First Addition, as recorded
in Map Book 7, Page 3 in the Probate Office of Shelby County, Alabama.

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

\$74,900.00 of the above mentioned purchase price was paid for from a mortgage loan which
was closed simultaneously herewith.

Grantor John Olan Burgess is a married man, however, the property described herein is not the
homestead of the Grantor or his spouse.

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 we have hereunto set our hands(s) and seal(s) this 10 day of
August, 2017.

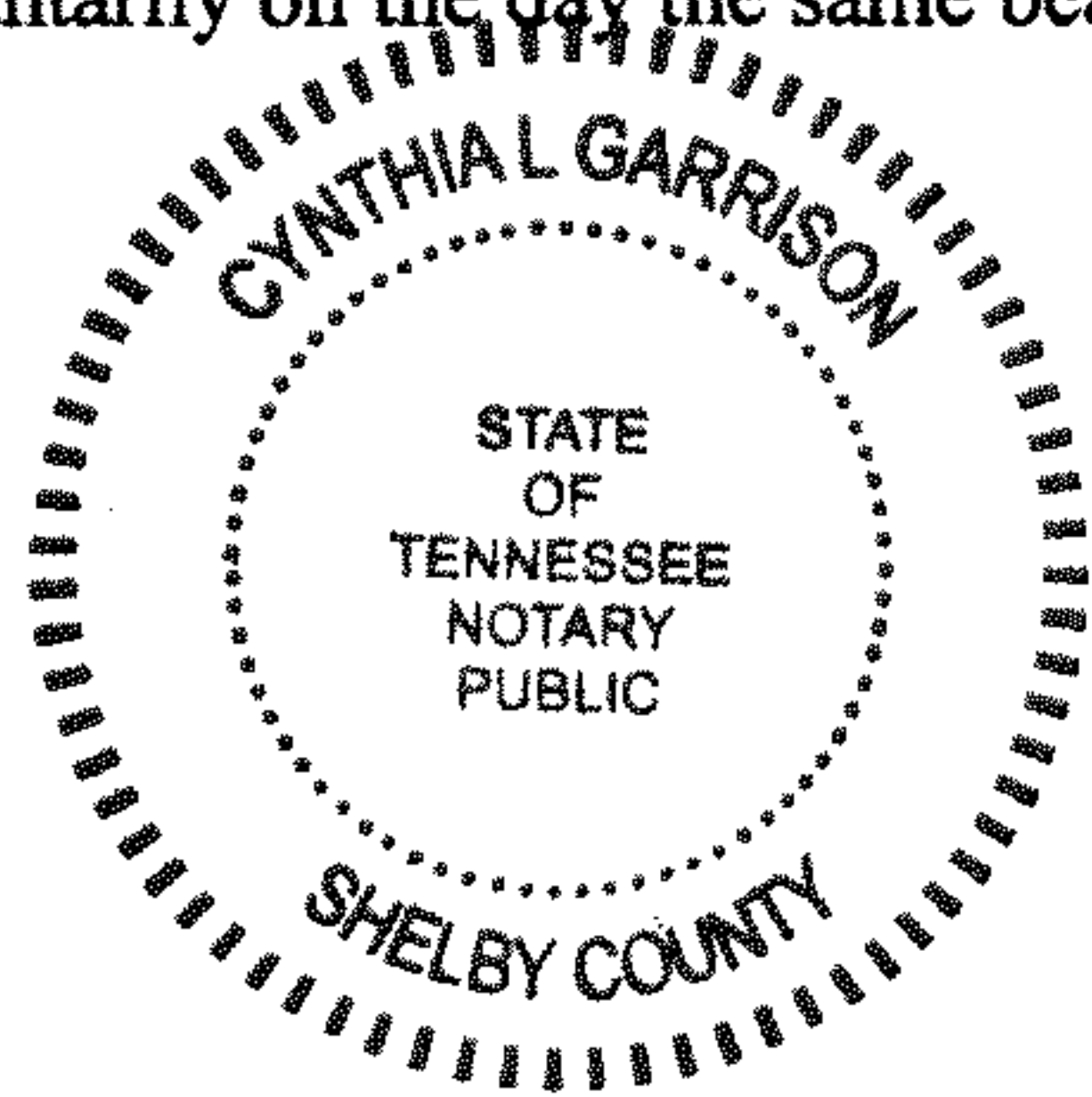


X John Olan Burgess by Ben Burgess (Seal)
JOHN OLAN BURGESS BY & THROUGH HIS AGENT
BEN BURGESS
X Mary Burgess (Seal)
MARY BURGESS
X Ben Burgess (Seal)
BEN BURGESS

State of TN
County of Shelby

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Mary Burgess and her husband Ben Burgess, whose name 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 she/he/they executed the same voluntarily on the day the same bears date.

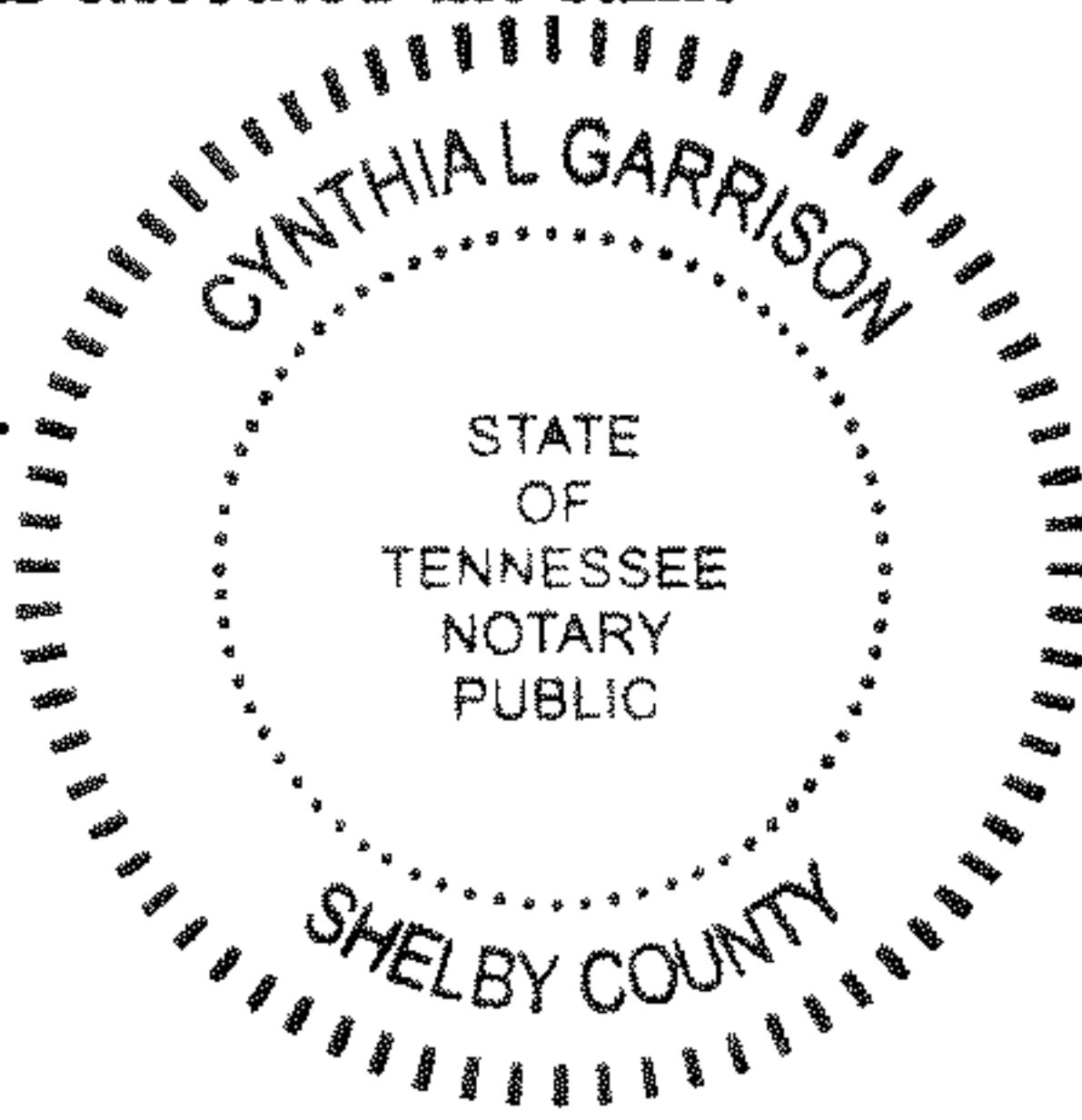
Given under my hand this the 10 day of August, 2017
Cynthia L Garrison
NOTARY PUBLIC
My commission expires: 3-7-21



State of TN
County of Shelby

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Ben Burgess as Agent under Specific Durable Power of Attorney for John Olan Burgess, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, he in his capacity as such Agent under Specific Durable Power of Attorney for John Olan Burgess has executed the same voluntarily on the day the same bears date.

Given under my hand this the 10 day of August, 2017.
Cynthia L Garrison
NOTARY PUBLIC
My commission expires: 3-7-21



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/17/2017 10:09:59 AM
\$153.00 CHERRY
20170817000298350

J. Fuhrmeister