

20170911000328730

Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

09/11/2017 08:13:12 AM
DEEDS 1/1

Send Tax Notice To:
Jeremy C. Harris
Mallory D. Harris
291 Wilderness Lane
Alabaster, AL 35007

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Nine Thousand Dollars and No Cents (\$209,000.00) 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

Courtney Goodwin, aka Courtney Moore Goodwin, a married woman, whose mailing address is:

295 Wilderness Lane, Alabaster, AL 35007

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

Jeremy C. Harris and Mallory D. Harris, whose mailing address is:

291 Wilderness Lane, Alabaster, AL 35007

(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: 291 Wilderness Lane, Alabaster, AL 35007 to-wit:

Commence at the SW Corner of the SE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama; thence N00°00'00"E, a distance of 646.09'; thence S88°17'13"W, a distance of 426.68'; thence N01°42'47"E, a distance of 222.06' to the Point of Beginning; thence continue along the last described course, a distance of 155.15'; thence S88°19'46"E, a distance of 85.02'; thence S87°28'07"E, a distance of 170.42'; thence N88°11'03"E, a distance of 28.63' thence S04°07'22"W, a distance of 142.67'; thence S89°14'32"W, a distance of 278.26' to the Point of Beginning.

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

\$215,897.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

The above described property does not constitute the homestead of the Grantor, nor that of her spouse, neither is it contiguous thereto.

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 I (we) have hereunto set my (our) hand(s) and seal(s), this 1st day of September, 2017.

Courtney Goodwin
Courtney Goodwin

State of Alabama
County of Shelby



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/11/2017 08:13:12 AM
\$16.00 CHERRY
20170911000328730

[Signature]

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Courtney Goodwin, 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 1st day of September, 2017.

Cassy L. Dailey
Notary Public, State of Alabama
Printed Name of Notary - Cassy L. Dailey
My Commission Expires: 10/4/18

