

Prepared by:
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20170922000346330
09/22/2017 01:16:19 PM
DEEDS 1/2

Send Tax Notice To:
Chris Rollin Sample
Autum Tuesday Sample
1032 9th Ave. SW
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 **One Hundred Forty Thousand Dollars and No Cents (\$140,000.00) 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

Scott Dennis, an unmarried man, whose mailing address is:

7328 Glidden Lane, Pensacola, FL 32526

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

Chris Rollin Sample and Autum Tuesday Sample, whose mailing address is:

1032 9th Ave. SW, 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: 1032 9th Ave. SW, Alabaster, AL 35007 to-wit:

Lot 10, in Block 3, according to the Survey of Bermuda Hills, Third Sector, as recorded in Map Book 7, Page 15, in the Office of the Judge of Probate of Shelby County Alabama.

And Also,

Part of Lot 3, in Block 3, of Bermuda Hills, First Sector, as recorded in Map Book 6, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of said Lot 3; thence in a southeasterly direction along the southwesterly line of said Lot 3, a distance of 120.02 feet to the southeast corner of said Lot 3; thence in a northerly direction along the easterly line of said Lot 3, a distance of 48.0 feet; thence 90 degrees left, in a westerly direction, a distance of 110.00 feet to the point of beginning.

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

\$119,000.00 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 15th day of September, 2017.

Scott Dennis

Scott Dennis

20170922000346330 09/22/2017 01:16:19 PM DEEDS 2/2

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scott Dennis, 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 15th day of September, 2017.

Cassy L. Dailey
Notary Public, State of Alabama

Printed Name of Notary-Cassy L. Dailey
My Commission Expires: 06/04/18



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/22/2017 01:16:19 PM
\$39.00 CHERRY
20170922000346330

James W. Fuhrmeister