

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

20171113000410560
11/13/2017 03:22:28 PM
DEEDS 1/2

Send Tax Notice To:
Jennifer Beane
Patsy Parsons 101 Tradewinds
Circle
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 Sixty Five Thousand Dollars and No Cents (\$165,000.00)** 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

Michael Edward Brown and Stephanie Brown, a married couple, whose mailing address is:

P.O. Box 344 Excel, AL 36439

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

Jennifer Beane and Patsy Parsons, whose mailing address is:

101 Tradewinds Circle, 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: 101 Tradewinds Circle, Alabaster, AL 35007 to-wit:

Lot 22, according to the Survey of Third Sector Portsmouth, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama.

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

\$162,011.00 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.

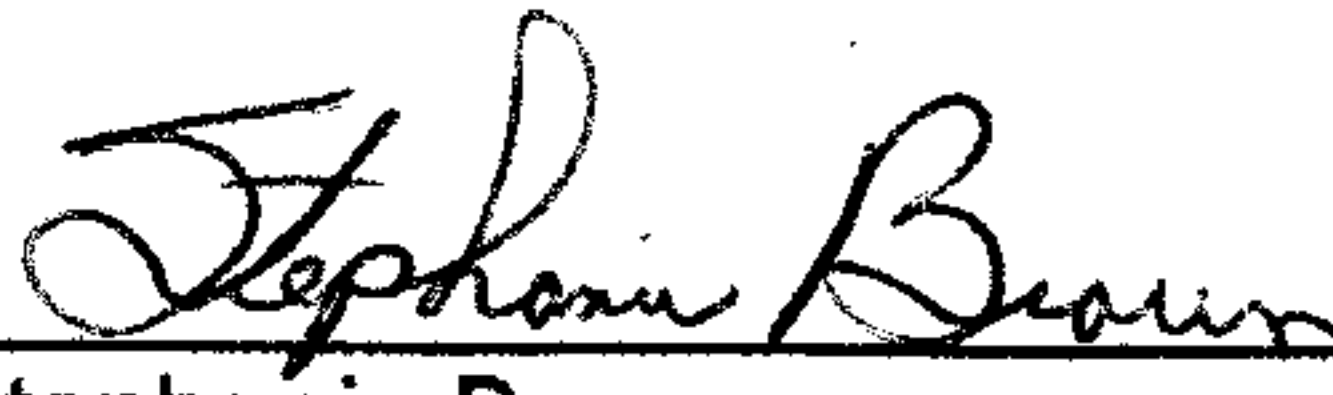
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 8 day of November, 2017.



Michael Edward Brown



Stephanie Brown

State of Alabama
County of

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Edward Brown and Stephanie Brown, 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 8 day of November, 2017.



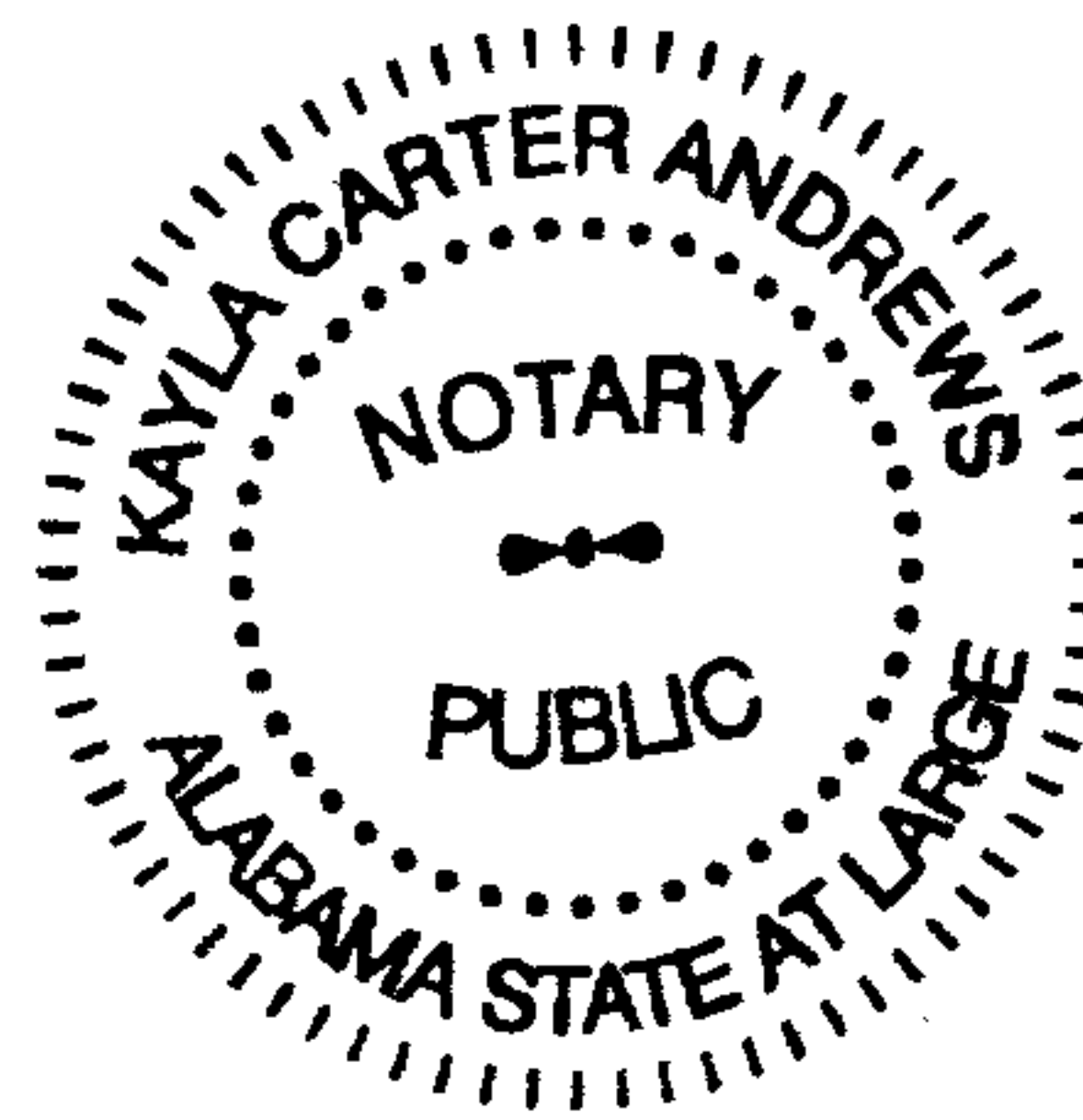
Notary Public, State of Alabama

Kayla Carter Andrews

Printed Name of Notary

My Commission Expires: _____

My Commission Expires 5-19-2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/13/2017 03:22:28 PM
\$21.00 CHERRY
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