

20171113000410730 1/3 \$59.00
Shelby Cnty Judge of Probate, AL
11/13/2017 03:52:41 PM FILED/CERT

Shelby County, AL 11/13/2017
State of Alabama
Deed Tax: \$38.00

This instrument was prepared by:

Send Tax Notices to:

Anthony D. Snable, Attorney
Snable Law Firm, LLC
2112 11th Avenue South, Suite 528
Birmingham, AL 35205

Marlene Wiley
50 Blossom Street
Montevallo, AL 35115

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

*Recording Value
\$37,644.00*

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, MARLENE WILEY, AN UNMARRIED WOMAN AND CRYSTAL EASON, A MARRIED WOMAN, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto CRYSTAL EASON AND MARK E. WILEY, (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in SHELBY County, Alabama to-wit:

THE GRANTOR, MARLENE WILEY, HEREBY RESERVES A LIFE ESTATE IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ONE ACRE OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 70 YARDS NORTH OF COLUMBIANA AND TUSCALOOSA PUBLIC ROAD AT THE NORTHWEST CORNER OF SWILY ALLEN LOT; RUNNING NORTH 140 YARDS; THENCE EAST 35 YARDS; THENCE SOUTH 140 YARDS; THENCE WEST 35 YARDS TO POINT OF BEGINNING, CONTAINING ONE ACRE AND BEING A PART OF THE SE ¼ OF THE NW ¼ OF SECTION 2, TOWNSHIP 22, RANGE 4 WEST; THERE IS EXCEPTED HEREFROM A ¾ ACRE PARCEL HERETOFORE SOLD TO J. W. BOOTHE, JR.; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Ad valorem taxes for the current tax year, 2017.
2. Easements, restrictions, reservations and conditions of record.

CRYSTAL WILEY AND CRYSTAL EASON ARE ONE AND THE SAME PERSON:

ATTORNEY MAKES NO CERTIFICATION AS TO TITLE AND LEGAL DESCRIPTION:

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 3 day of November, 2017.

 (SEAL)
MARLENE WILEY

 (SEAL)
CRYSTAL EASON

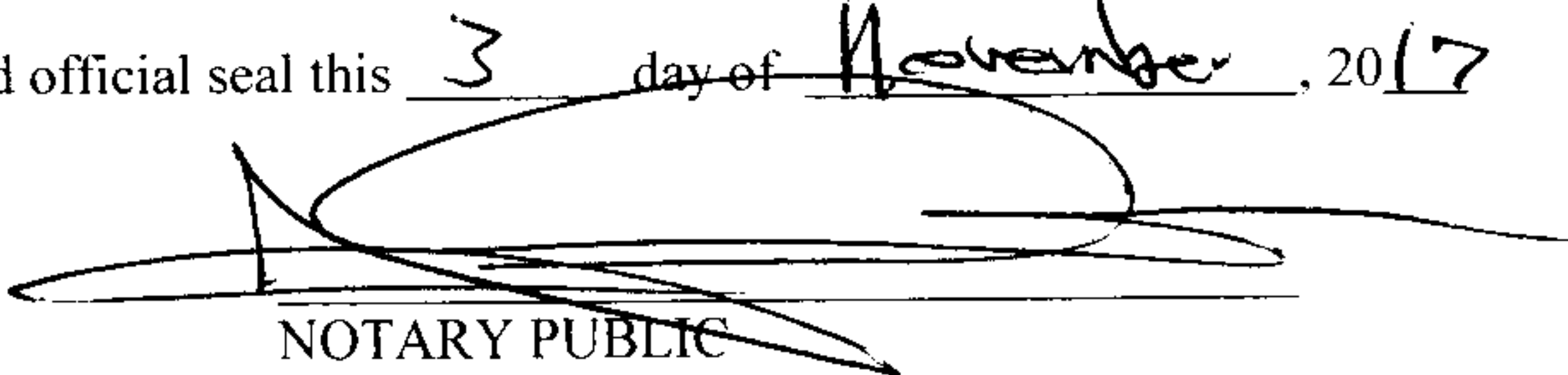

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STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that MARLENE WILEY, AN UNMARRIED WOMAN AND CRYSTAL EASON A MARRIED WOMAN whose names 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 and official seal this 3 day of November, 2017


NOTARY PUBLIC

My commission expires: 11-6-2019

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1