

20171204000432660

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

12/04/2017 11:18:31 AM
DEEDS 1/1

Send Tax Notice To:
Jason Jerome Osga
Tammy Osga
2604 Royal Ct.
Pelham, AL 35124

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 Fifteen Thousand Dollars and No Cents (\$215,000.00)** 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

Aline S. Bailey, formerly known as Aline S. Jackson, and Christopher Brian Bailey, a married couple, whose mailing address is:
4554 Clubview Drive, Bessemer, AL 35022

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

Jason Jerome Osga and Tammy Osga, whose mailing address is:

2604 Royal Ct., Pelham, AL 35124

(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: 2604 Royal Ct., Pelham, AL 35124 to-wit:

Lot 6, according to the Resurvey of Lots 6, 7, 10, 11 and 12, of Royal Oaks, Fourth Sector, Unit III, as recorded in Map Book 10, Page 72, in the Probate Office of Shelby County, Alabama.

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

\$172,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Aline S. Bailey is the surviving grantee of deed recorded in Instrument Number: 2001-28559. The other grantee, Sidney Howard Jackson, having died on or about the 31st day of October, 2009.

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 28th day of November, 2017.

Aline S. Bailey
Aline S. Bailey

Christopher Brian Bailey
Christopher Brian Bailey



State of Alabama
County of Shelby

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/04/2017 11:18:31 AM
\$58.00 DEBBIE
20171204000432660

[Signature]

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aline S. Bailey and Christopher Brian Bailey, 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 28th day of November, 2017.

Cassy L. Dailey

Notary Public, State of Alabama
Printed Name of Notary - Cassy L. Dailey

