

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

20171204000433210  
12/04/2017 01:21:46 PM  
DEEDS 1/1

Send Tax Notice To:  
Sean Allen Burke  
Carma L. Burke  
1408 Royalty Drive  
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 Fifty Thousand Dollars and No Cents (\$150,000.00)** 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

**David Suttles and Scarlet Suttles**, husband and wife, whose mailing address is:  
1408 Royalty Drive, Alabaster, AL 35007

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

**Sean Allen Burke and Carma L. Burke**, whose mailing address is:

311 Rolling Mill Street, Helena, AL 35080

(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: 1408 Royalty Drive, Alabaster, AL 35007 to-wit:

Lot 49, according to the Survey of Kingwood First Addition, as recorded in Map Book 6, Page 90, Shelby County, Alabama records.

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

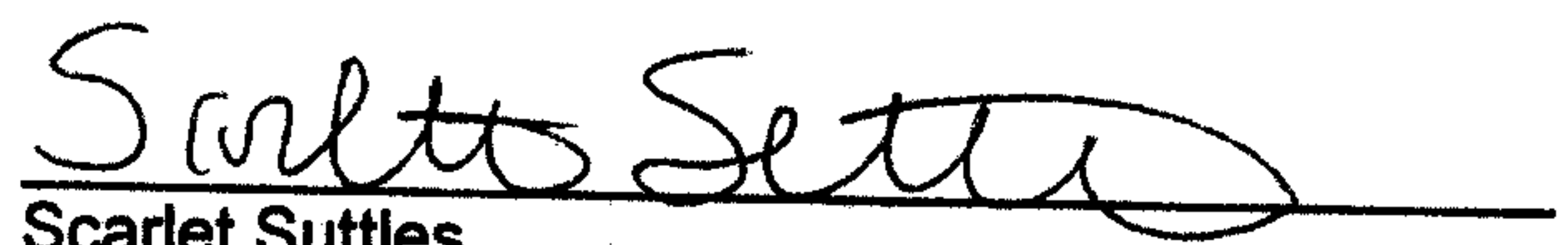
\$153,225.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

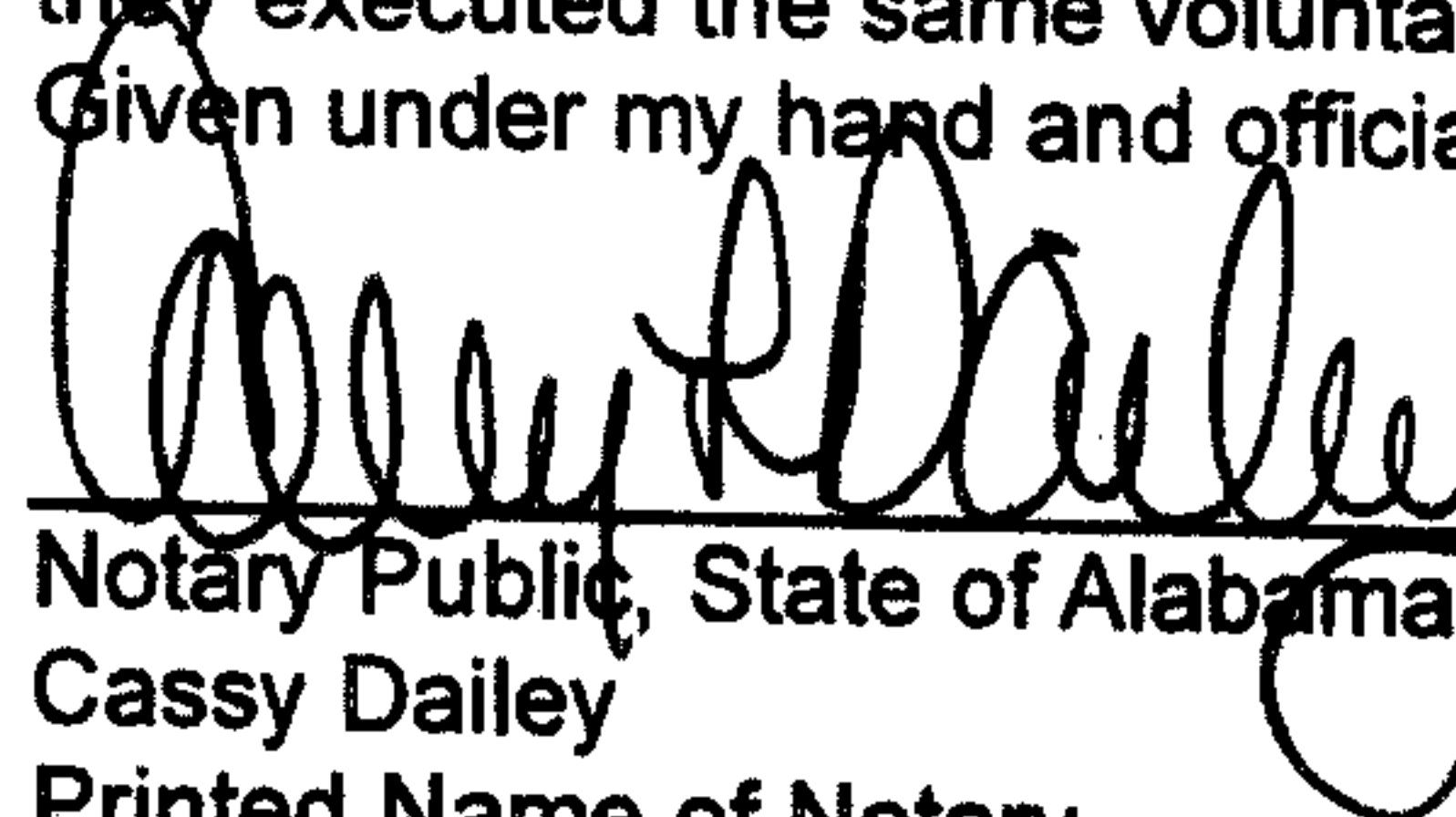
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 21th day of November, 2017.

  
David Suttles

  
Scarlet Suttles

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Suttles and Scarlet Suttles, 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 27th day of November, 2017.

  
Notary Public, State of Alabama  
Cassy Dailey  
Printed Name of Notary  
My Commission Expires



8

Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/04/2017 01:21:46 PM  
\$16.00 DEBBIE  
20171204000433210



