

20171204000433230

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

12/04/2017 01:24:18 PM  
DEEDS 1/1

Send Tax Notice To:  
Neal Nicholas Rose  
Janet Marie Rose  
139 Glenstone Dr.  
Columbiana, AL 35051

### 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 Eighty Eight Thousand Dollars and No Cents (\$288,000.00)** 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

**Mary Beth Meeks and Tanner H Meeks, a married couple, whose mailing address is:**

**139 Glenstone Drive, Chelsea, AL 35043**

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

**Neal Nicholas Rose and Janet Marie Rose, whose mailing address is:**

**1800 Links Blvd Apt. 5507, Tuscaloosa, AL 35045**

(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: 139 Glenstone Dr., Columbiana, AL 35051 to-wit:

Lot 15, according to the Final Plat of Glenstone Cottages, as recorded in Map Book 38, Page 48, in the Probate Office of Shelby County, Alabama.

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

\$288,000.00 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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

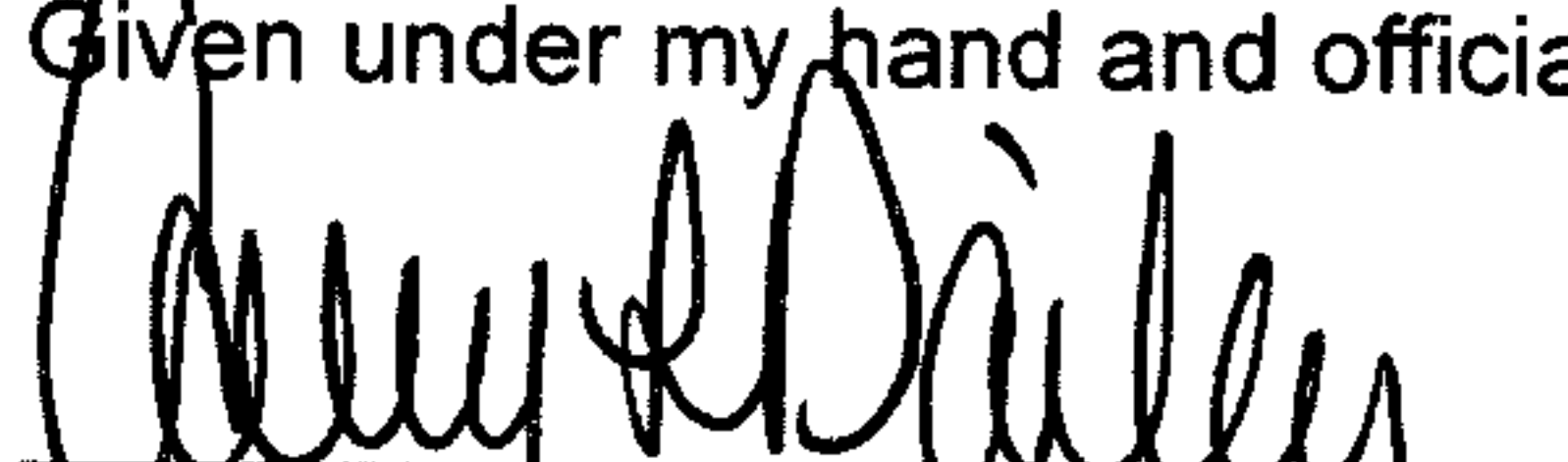
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 27th day of November, 2017.

  
Mary Beth Meeks

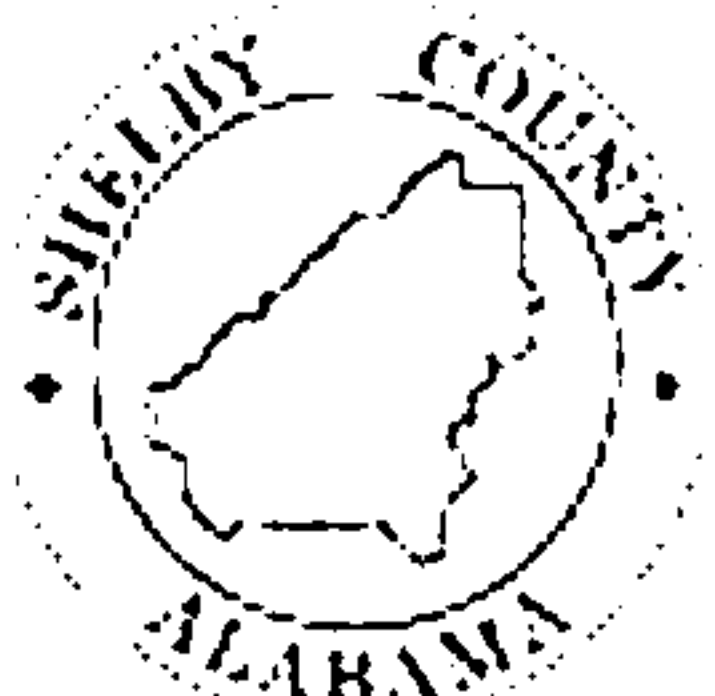
  
Tanner H Meeks

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Beth Meeks and Tanner H Meeks, 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

Printed Name of Notary - Cassy L. Dailey  
My Commi: 1/4/2018



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/04/2017 01:24:18 PM  
\$16.00 DEBBIE  
20171204000433230



