


**This Instrument Was Prepared By:**  
**Rodney S. Parker, Attorney at Law**  
**300 Vestavia Parkway, Suite 2300**  
**Birmingham, AL 35216**  
**File No. 2017-09-5444**  
**Documentary Evidence: Sales Contract**

  
20171207000437990 1/1 \$28.00  
Shelby Cnty Judge of Probate, AL  
12/07/2017 09:11:45 AM FILED/CERT

**Send Tax Notice To:**  
**Dorothy A. Hardee and**  
**William A. Hardee**  
**108 Long Feather Circle**  
**Alabaster, AL 35007**  
**(Grantees' Mailing Address)**

**WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA            )**  
**COUNTY OF SHELBY        )**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Two Hundred Fifty-Two Thousand and 00/100 Dollars (\$252,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Betty Ruth Chambers**, an unmarried individual, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Dorothy A. Hardee and William A. Hardee**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 51, according to map of Apache Ridge, Sector 6, as recorded in Map Book 17, page 145, in the Probate Office of Shelby County, Alabama.

Betty Ruth Chambers is the surviving grantee of that certain deed recorded in Instrument 1999-01942 in the Probate Office of Shelby County, Alabama; the other grantee, Jerry Chambers having died on or about July 1, 2008.

\$239,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even 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, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantor does, for himself/herself, his/her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that he/she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his/her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set her hand and seal, this 5th day of December, 2017.


 (Seal)  
Betty Ruth Chambers

Shelby County, AL 12/07/2017  
State of Alabama  
Deed Tax: \$13.00

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Betty Ruth Chambers**, an unmarried individual, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 5th day of December, 2017.

  
Notary Public    Dawn Rasco  
My Commission Expires: 03/26/2018

**Grantor's Mailing Address:**  
280 Avalon Boulevard  
Miramar Beach, FL 32550

