

Prepared by:  
Marcus Hunt  
2870 Old Rocky Ridge Rd., Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Matthew Clifton McSweeney  
Susan L. McLelland

2 Eagle View  
Shoal Creek, AL 35242

## **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 Million Two Hundred Ninety Eight Thousand Dollars and No Cents (\$1,298,000.00)** 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

**Gregory Scott Kelley and Renee McWaters Kelley, husband and wife, husband and wife, whose mailing address is:**

8 Deerwood ; Shoal Creek, AL 35242

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

**Matthew Clifton McSweeney and Susan L. McLelland, whose mailing address is:**

**2 Eagle View, Shoal Creek, AL 35242**

(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: **2 Eagle View, Shoal Creek, AL 35242** to-wit:

Lot 209-A, according to the Resurvey of Lot 207-A of a Resurvey of Lots 206 and 207, Shoal Creek and a Resurvey of Lots 208 and 209, Shoal Creek, as recorded in Map Book 8, Page 86, in the Probate Office of Shelby County Alabama

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


\$999,999.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.


\$166,004.00 of the above mentioned purchase price was paid for from a second 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 12th day of December, 2017.

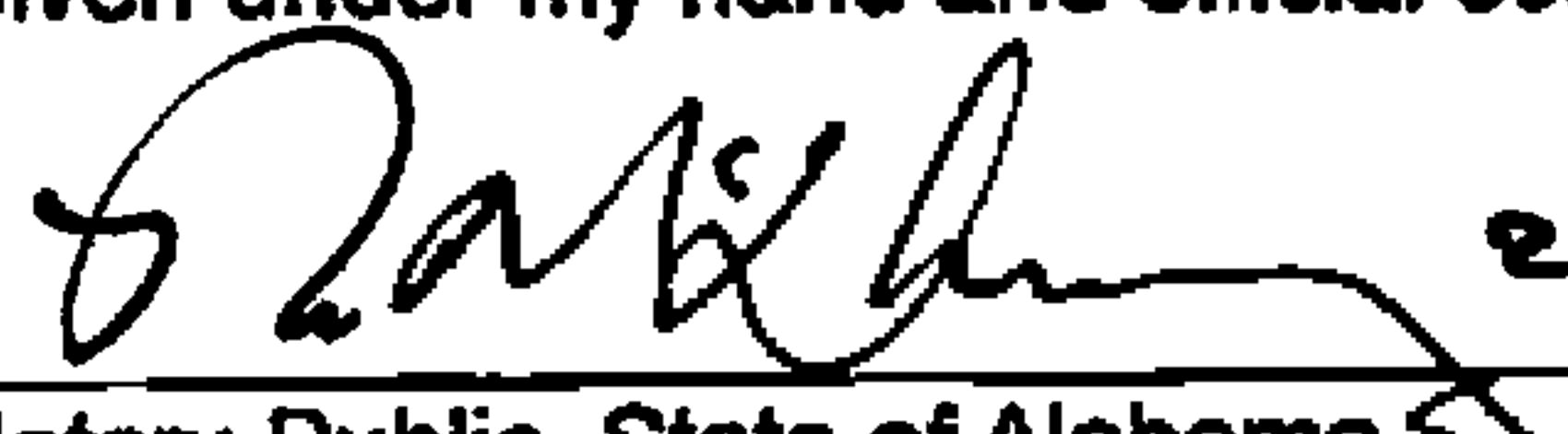
  
Gregory Scott Kelley

  
Renee McWaters Kelley

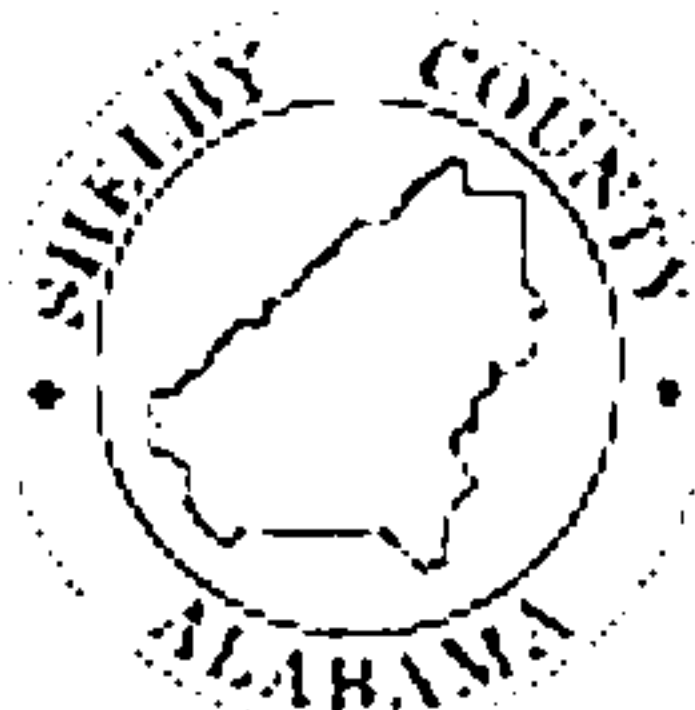
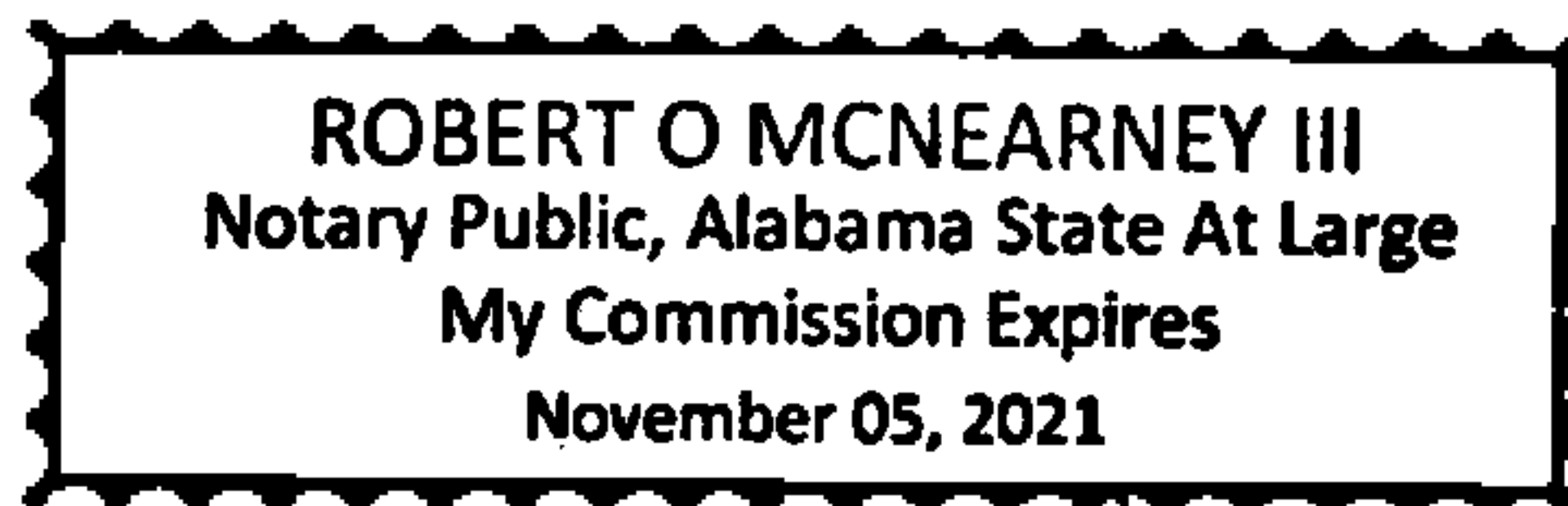
State of Alabama  
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory Scott Kelley and Renee McWaters Kelley, husband and wife, husband and wife, 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 12th day of December, 2017.

  
Notary Public, State of Alabama

Printed Name of Notary  
My Commission Expires: 11/5/21



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/13/2017 11:01:22 AM  
\$19.00 CHERRY  
20171213000444190

