

20171221000455920
12/21/2017 02:45:54 PM
DEEDS 1/2

Send tax notice to: Brian Smith, 2307 Forest Lakes Lane, Sterrett, Al. 35147

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd. Birmingham, Al. 35243

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 sixty thousand and no/100 (\$160,000.00) Dollars the amount of which can be verified by 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

Tonisha Kelley and her husband Maurice Kelley, whose mailing address is:

1454 Bentley Circle, Fort Walton Beach, FL 32547

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

Brian Smith and Audra Smith

whose mailing address is: 2307 Forest Lakes Lane, Sterrett, Al. 35147

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is 2307 Forest Lakes Lane, Sterrett, Al. 35147 to-wit:

Lot 208, according to the Survey of Forest Lakes Subdivision, 3rd Sector, 2nd Phase, as recorded in Map Book 32, Page 26 A&B in the Probate Office of Shelby County, Alabama.

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

\$128,000.00 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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 18th day of December, 2017.

 (SEAL)
TONISHA KELLEY

 (SEAL)
MAURICE KELLEY

State of ALABAMA
County Of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tonisha Kelley and her husband, Maurice Kelley, whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18 day of December, 2017.

My commission expires:

5/12/21


NOTARY PUBLIC

MARCUS HUNT
Notary Public, Alabama State At Large
My Commission Expires
May 12, 2021



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/21/2017 02:45:54 PM
\$50.00 DEBBIE
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