

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

Send Tax Notice To:
David F. Melsoni
Leslie D. Melsoni
200 Cardinal Crest Dr
Montevallo AL 35115

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

20171222000456550
12/22/2017 09:42:38 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **Forty Thousand Dollars and No Cents (\$40,000.00)** 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

Glen Derek Yancey, a MARRIED man, Ronald Dale Yancey, a UnMarried man, William Randall Yancey, a married man, and Raymond Perry Yancey, a MARRIED man , whose mailing address is:

930 Valley Street, Montevallo AL 35115

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

David F. Melsoni and Leslie D. Melsoni, whose mailing address is:

200 Cardinal Crest Dr, Montevallo AL 35115

(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: 0 Cardinal Crest Drive, Montevallo, AL 35115 to-wit:

Lot B, Commence at the SE Corner of Lot 11, according to Houlditch Subdivision, as recorded in Map Book 4, Page 39, in the Office of the Judge of Probate of Shelby County Alabama; thence run West along the north R/W of Cardinal Crest Drive for 253.07' to the point of beginning; thence continue along the last described line for 135.03'; thence turn an angle to the right of 89 degrees 18'50" and run North for 390.73'; thence turn an angle to the right of 91 degrees 41'17" and run East for 349.75'; thence turn an angle to the right of 90 degrees 00'00" and run South for 100.00'; thence turn an angle to the right of 90 degrees 58'24" and run West for 204.92'; thence turn an angle to the left of 91 degrees 18'09" and run South for 291.68' to the point of beginning.

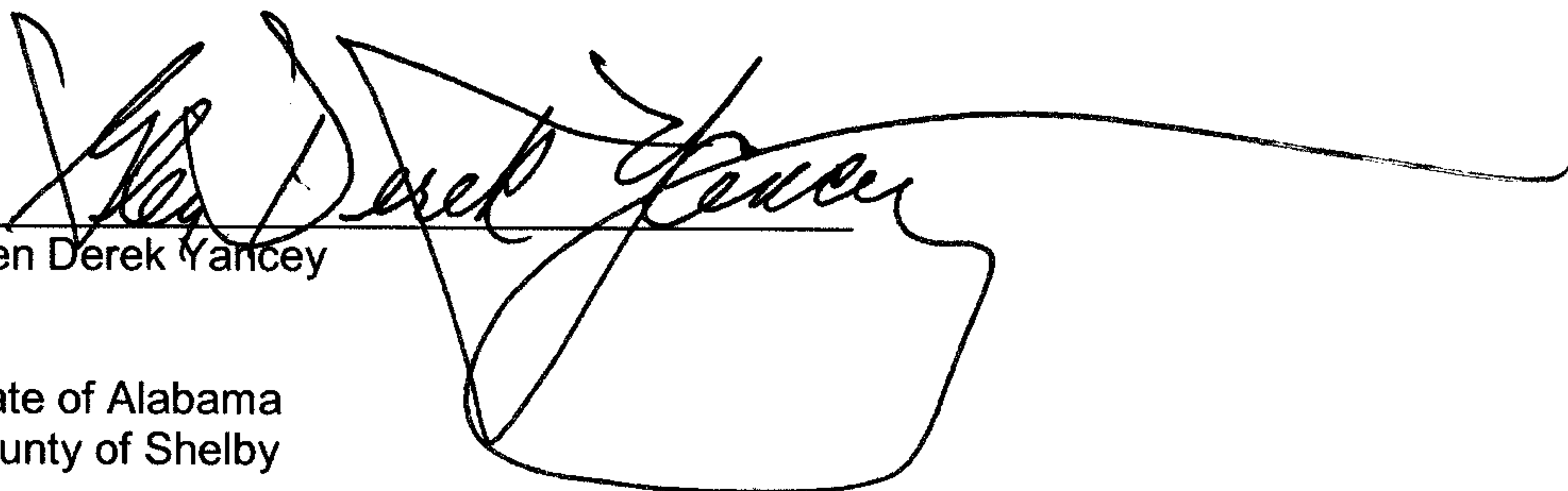
Subject to: All easements, restrictions and rights of way of record.

The property herein conveyed does not consitute the homestead of any married Grantor herein, nor that of his respective spouse, neither is it contiguous thereto.

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.

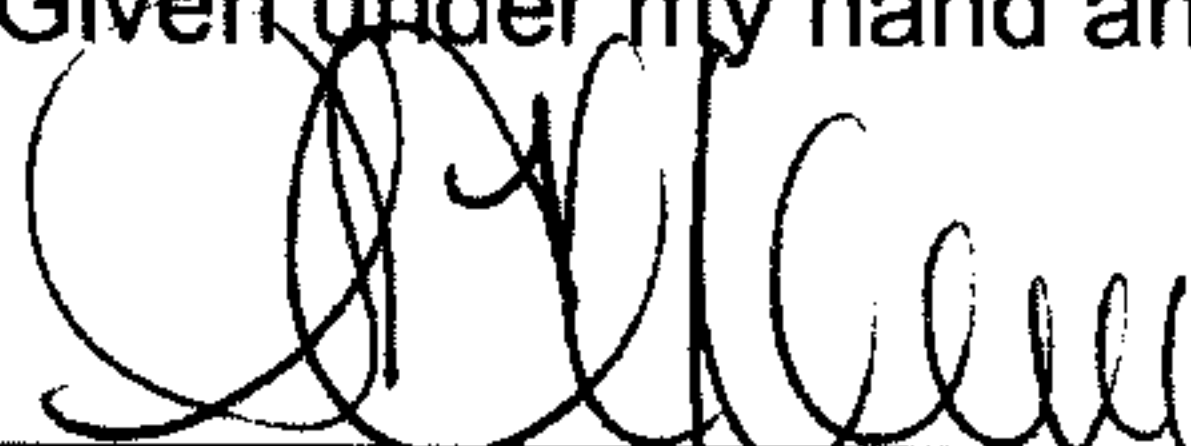
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 22nd day of December, 2017.

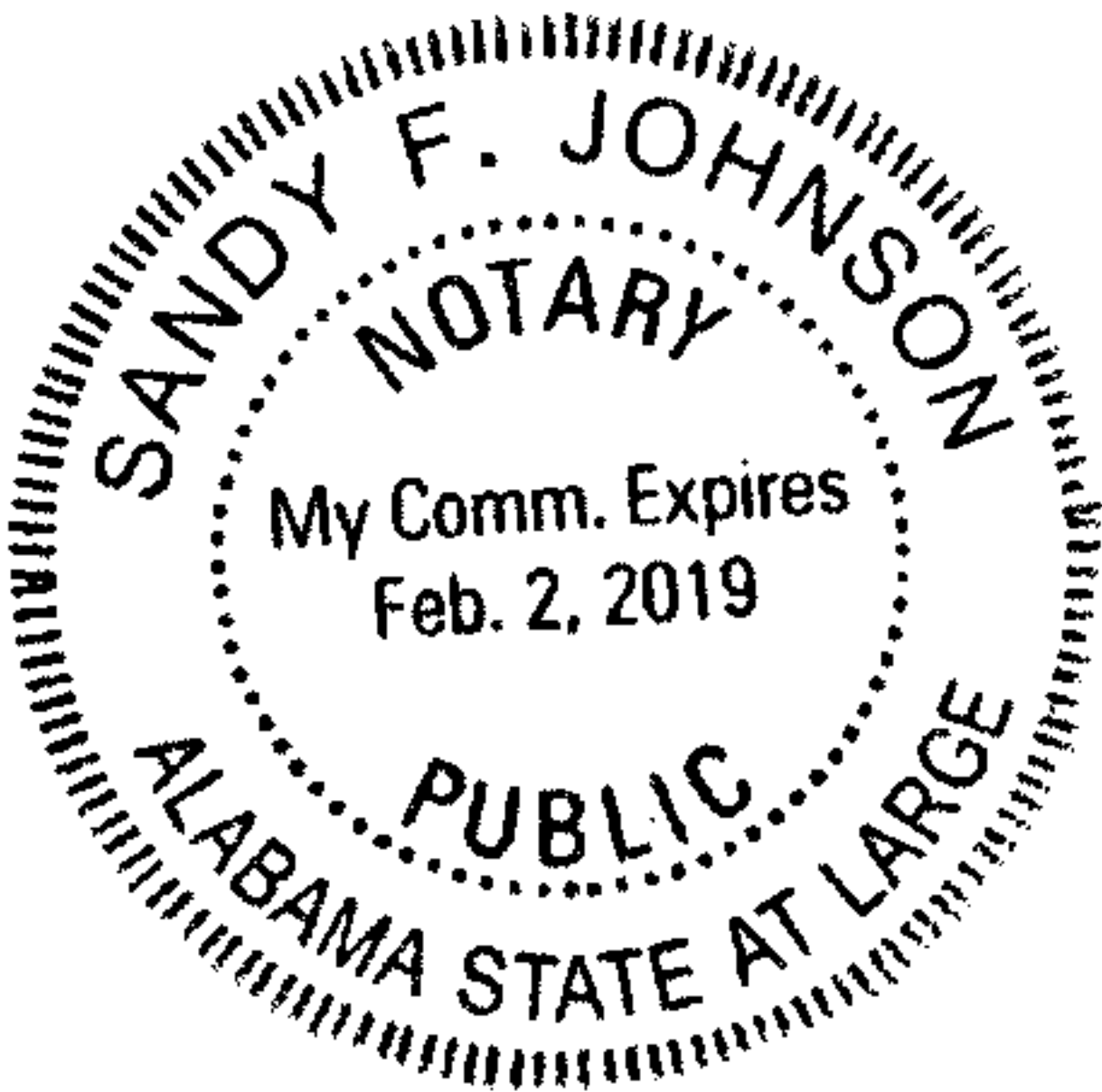

Glen Derek Yancey

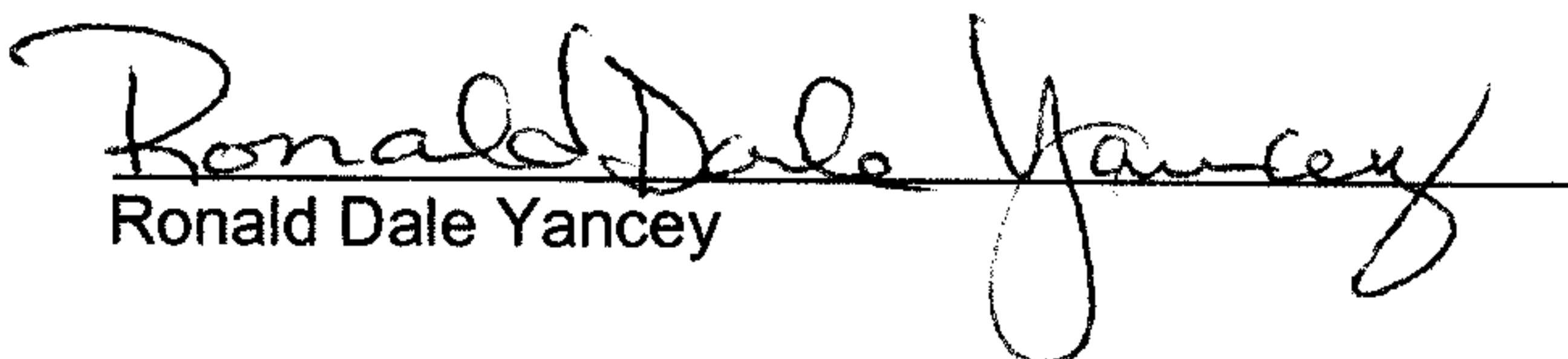
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Glen Derek Yancey, 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 20th day of December, 2017.


Notary Public, State of Alabama
Sandy Johnson
Printed Name of Notary
My Commission Expires: February 02, 2019





Ronald Dale Yancey

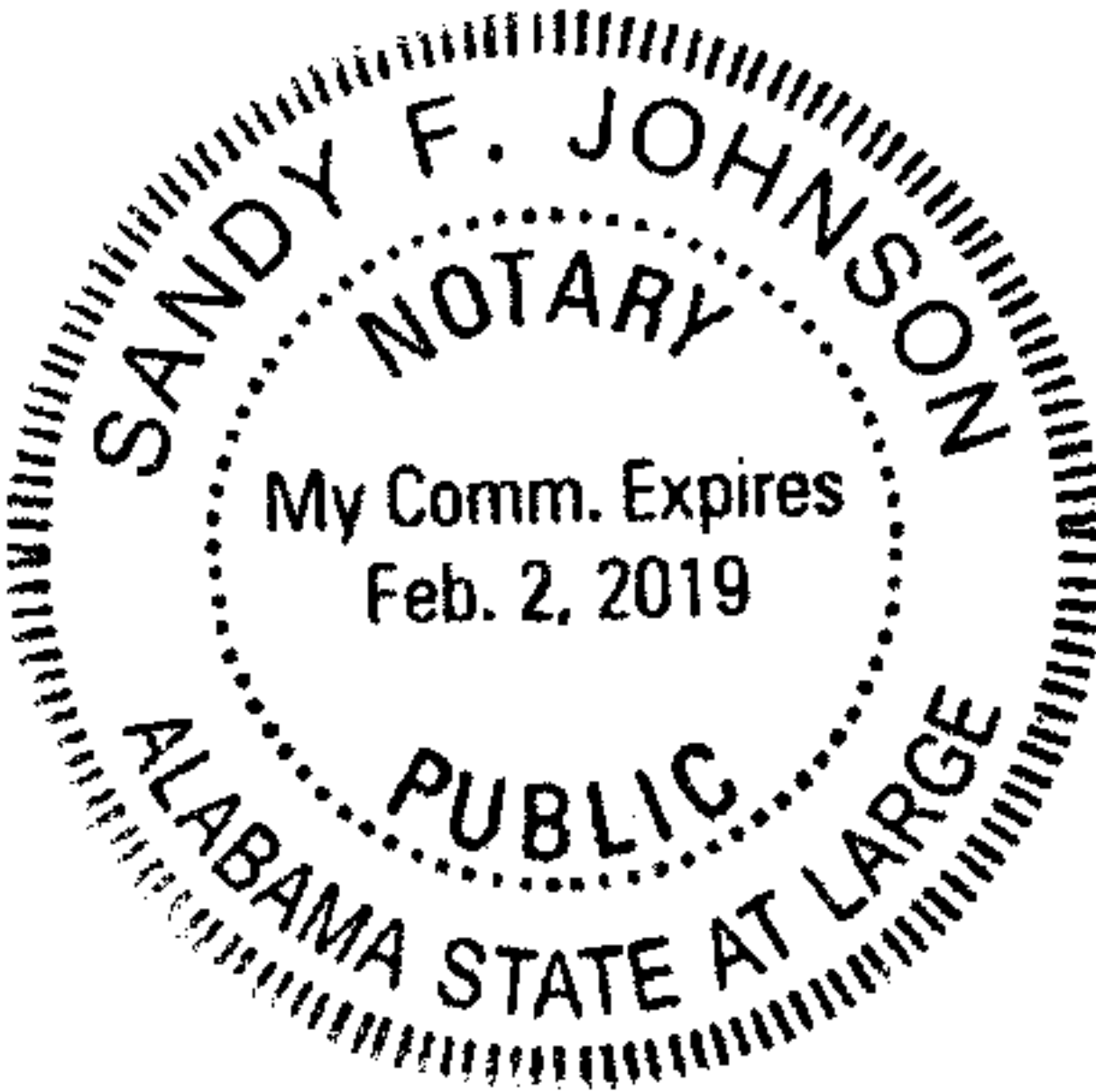
State of Alabama
County of Shelby

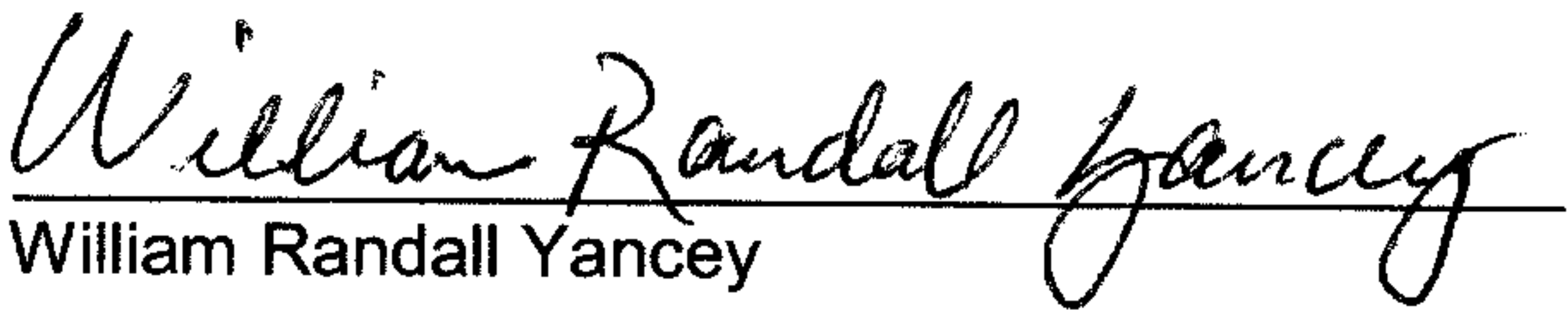
20171222000456550 12/22/2017 09:42:38 AM DEEDS 2/3

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald Dale Yancey, 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 20th day of December, 2017.


Notary Public, State of Alabama
Sandy Johnson
Printed Name of Notary
My Commission Expires: February 02, 2019

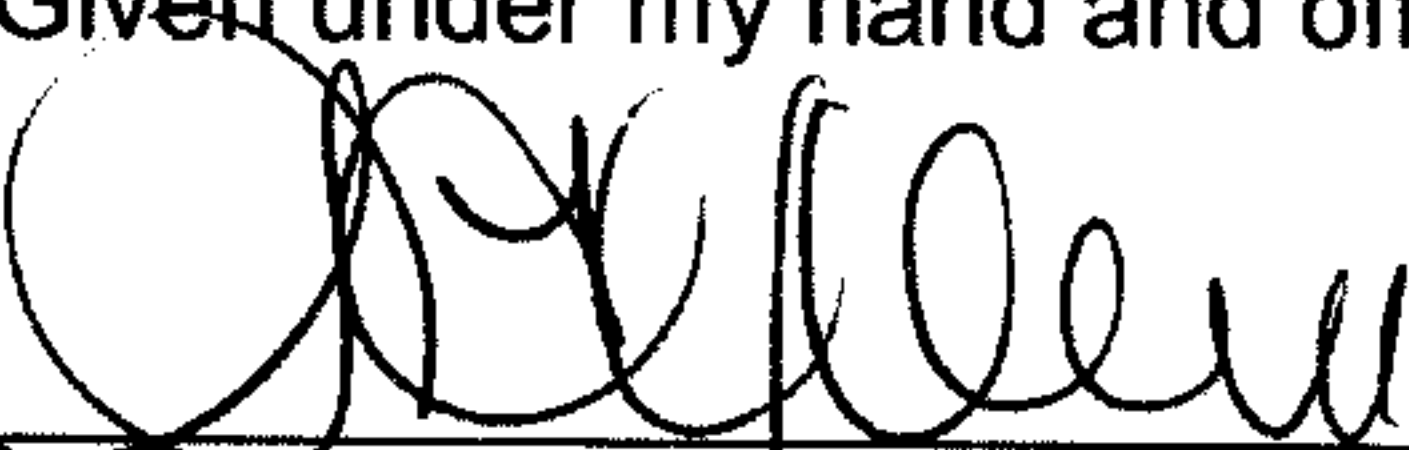


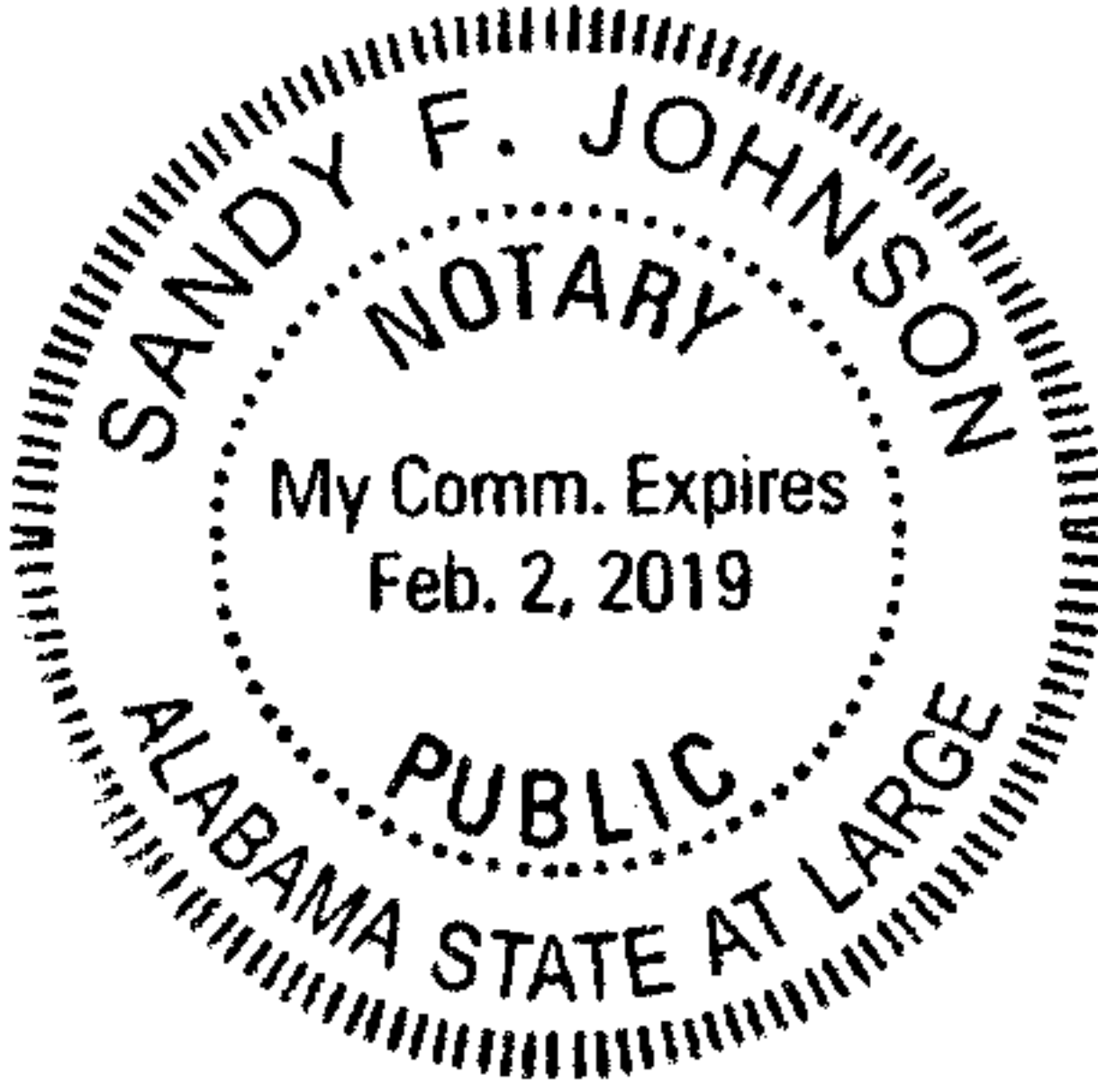

William Randall Yancey

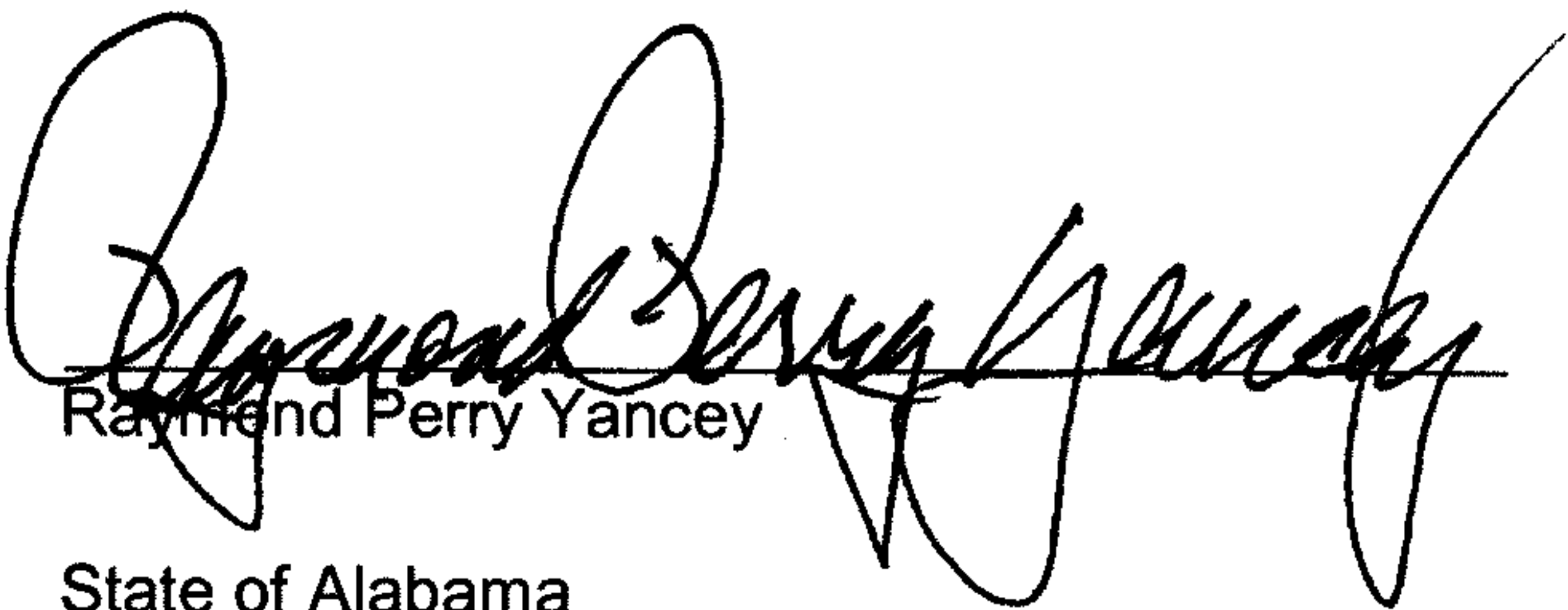
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Randall Yancey, 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 20th day of December, 2017.


Notary Public, State of Alabama
Sandy Johnson
Printed Name of Notary
My Commission Expires: February 02, 2019





Raymond Perry Yancey

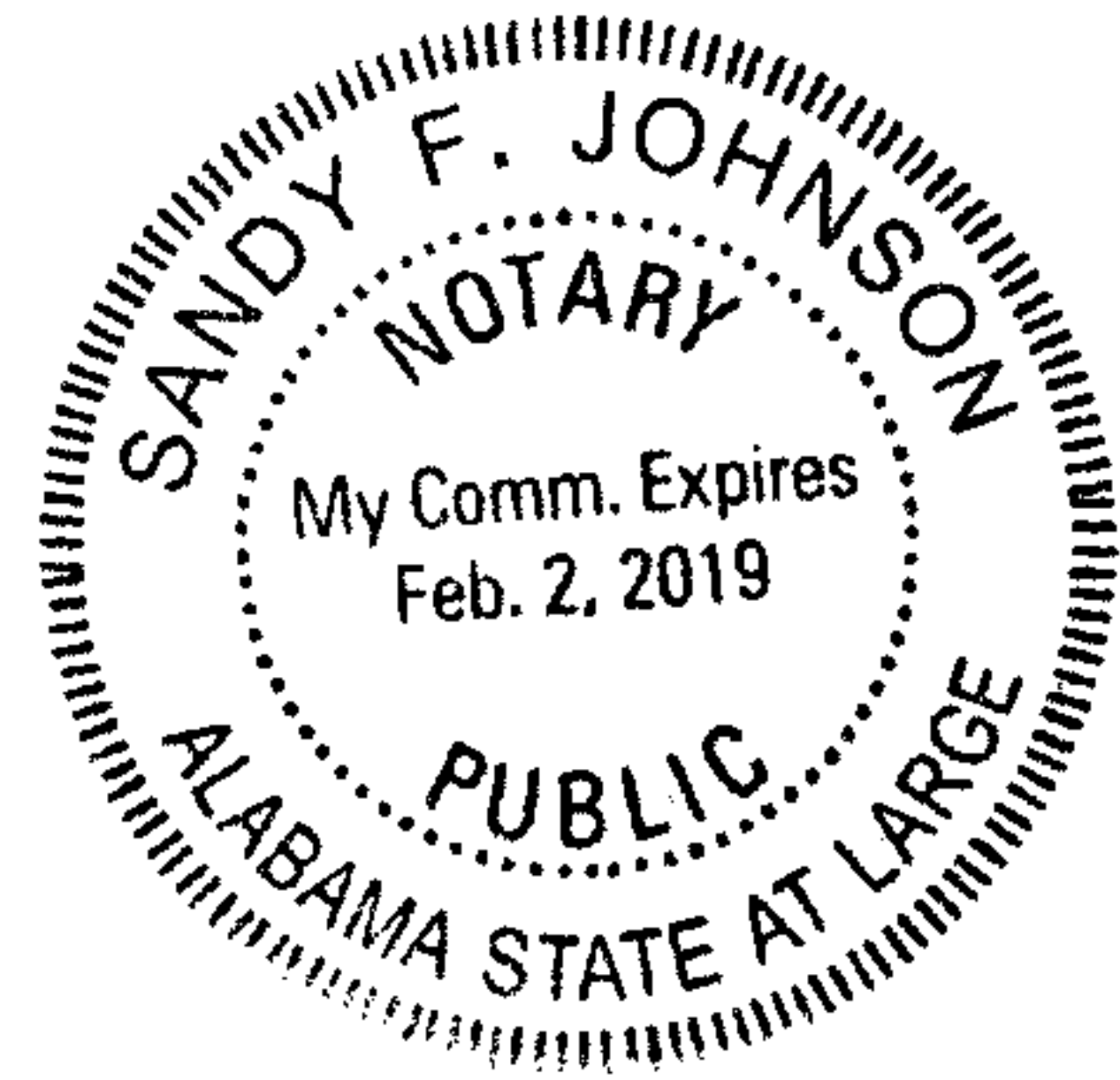
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Raymond Perry Yancey, 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 20th day of December, 2017.



Notary Public, State of Alabama
Sandy Johnson
Printed Name of Notary
My Commission Expires: February 02, 2019



20171222000456550 12/22/2017 09:42:38 AM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/22/2017 09:42:38 AM
\$61.00 CHERRY
20171222000456550

