

This instrument was prepared by:  
South Oak Title Trussville, LLC  
5582 Apple Park Drive  
Birmingham, Alabama 35235

SEND TAX NOTICE TO:  
Denise Johnson McManus, James Gregory  
McManus and Amy McManus Crutcher  
916 Trinity Court  
Birmingham, Alabama 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**JOINT SURVIVORSHIP DEED**

**20171222000458040**  
**12/22/2017 03:00:18 PM**  
**DEEDS 1/1**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED SIXTY THOUSAND DOLLARS & 00/100 (\$560,000.00) AND ALL GOOD AND VALUABLE CONSIDERATION**; the amount of which is verified in the contract between the parties hereto; to the undersigned GRANTORS in hand paid by GRANTEES the receipt whereof is hereby acknowledged, we, **Charles E. Poe, and Wife, Lavonda W. Poe, whose address is 1039 GREYSTONE CREST BIRMINGHAM, AL 35242** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Denise Johnson McManus and James Gregory McManus, whose address is 916 TRINITY COURT BIRMINGHAM, AL 35242**, and **Amy McManus Crutcher, whose address is 916 Trinity Court, Birmingham, Alabama 35242**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, with an address of 916 Trinity Court, Birmingham, Alabama 35242, to-wit::

LOT 628, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY, 6<sup>TH</sup> SECTOR, AS RECORDED IN MAP BOOK 29, PAGE 21, IN THE OFFICE OF THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$420,000.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

SUBJECT TO: (1) Taxes for the year 2018, and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

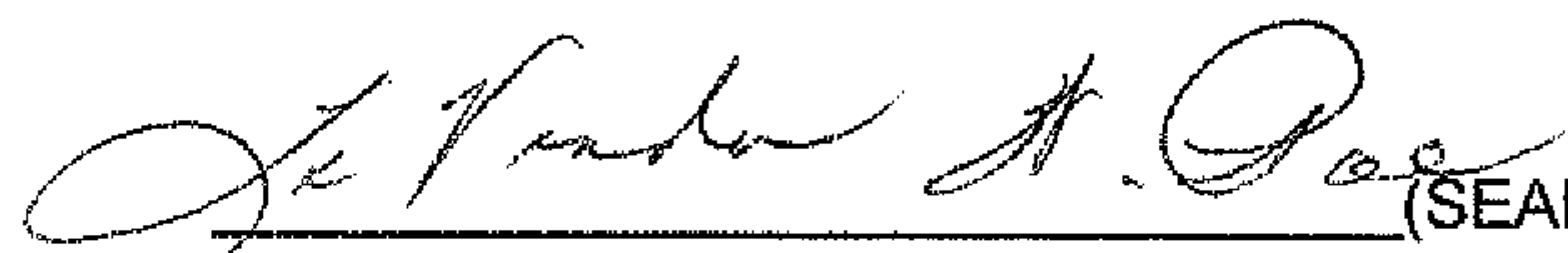
IT BEING THE INTENTION OF THE PARTIES TO THIS CONVEYANCE, THAT (UNLESS JOINT TENANCY HEREBY CREATED IS SEVERED OR TERMINATED DURING THE JOINT LIVES OF THE GRANTEES HEREIN), UPON THE DEATH OF ANY ONE OF THE SAID GRANTEES, THE ENTIRE INTEREST IN SAID PROPERTY SHALL VEST IN THE TWO SURVIVORS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AND THAT UPON THE DEATH OF EITHER OF THE SAID TWO SURVIVORS, THE SAID PROPERTY SHALL VEST IN THE SURVIVOR OF THEM AND THAT THE ENTIRE INTEREST IN FEE SIMPLE SHALL PASS TO AND VEST IN THE LAST SURVIVING GRANTEES HEREIN NAMED, BUT IF NEITHER GRANTEE NAMED SURVIVES THE OTHER OR OTHERS, SUCH AS IN THE CASE OF DEATH IN A COMMON ACCIDENT, THEN THE HEIRS AND ASSIGNS OF THE GRANTEES HEREIN SHALL TAKE AS TENANTS IN COMMON.

TO HAVE AND TO HOLD to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenant with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS ARE lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 22<sup>nd</sup> day of December, 2017.

 (SEAL)  
CHARLES E. POE

 (SEAL)  
LAVONDA W. POE

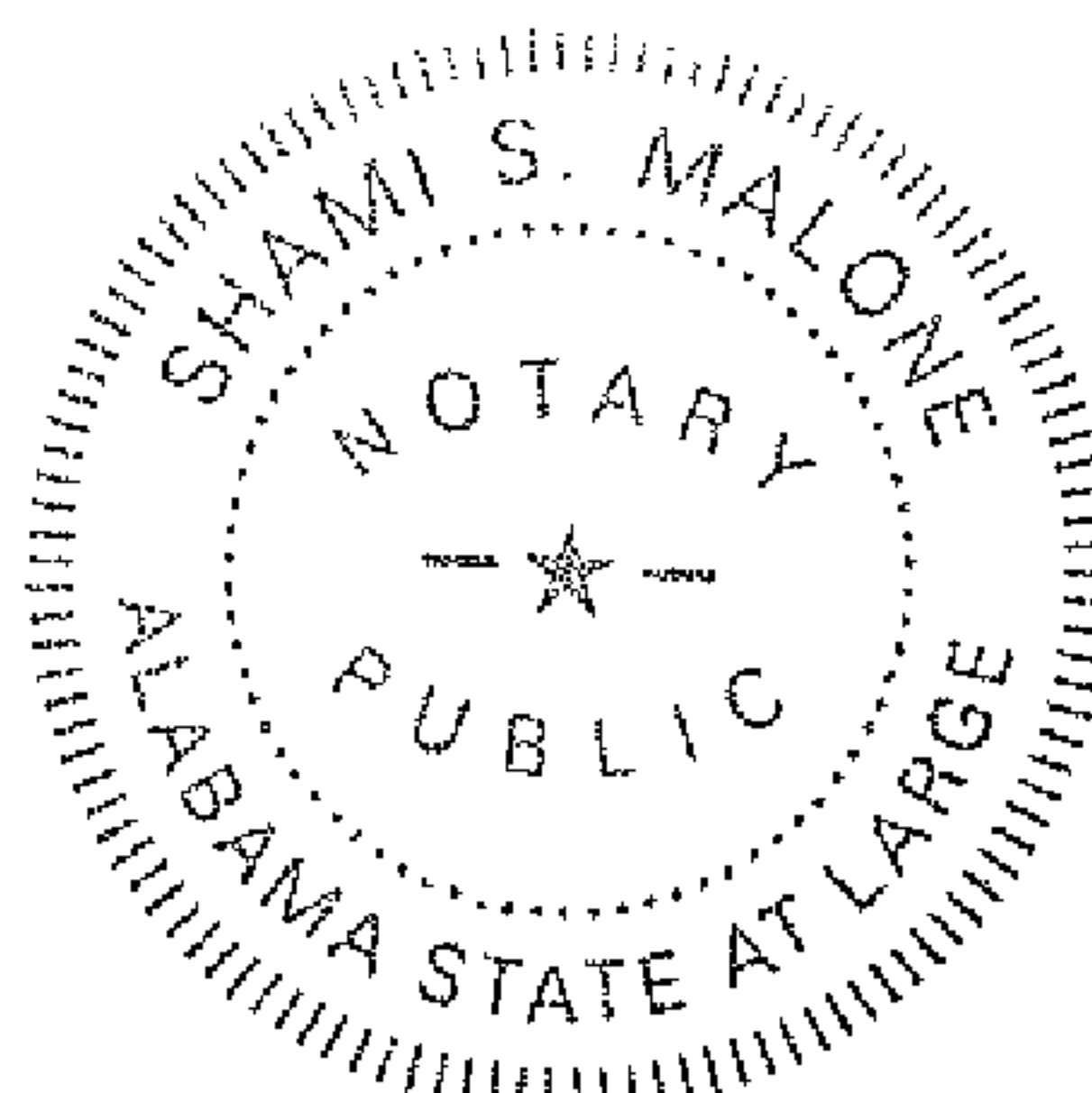
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that CHARLES E. POE, and Wife, LAVONDA W. POE, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14<sup>th</sup> day of July, 2017.

  
NOTARY PUBLIC

My Commission Expires: 11/3/2020



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/22/2017 03:00:18 PM  
\$155.00 CHERRY  
20171222000458040

