

Send tax notice to: Lori Kaye Koss, 2046 Wild Flower Dr., Hoover, Al. 35244

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

20171229000462690

12/29/2017 08:25:54 AM

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred forty-three thousand six hundred fifty and no/100 (\$143,650.00) the amount of which is based on one-half (1/2) the assessed value of the property according to the Tax Assessor to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Lori Kaye Koss and her husband Barry Koss, whose mailing address is: 2046 Wild Flower Dr., Birmingham, Al. 35244
and

William E. Koss and his wife Janice E. Koss, whose mailing address is:

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

Lori Kaye Koss and Barry Woods Koss whose mailing address is:
2046 Wild Flower Dr., Birmingham, Al. 35244

(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:
2046 Wild Flower Dr., Birmingham, Al. 35244, to-wit:

Lot 130, according to the Survey of Riverchase West, Fourth Addition, as recorded in Map Book 7, Page 156 in the Office of the Judge of Probate of Shelby County, Alabama.

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

Grantor Lori Kaye Koss is one and the same person as Grantee Lori Kaye Koss.

Grantor Barry Koss is one and the same person as Grantee Barry Woods Koss.

Mortgage in the amount of \$101,250.00 is being recorded simultaneously with this deed.

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.

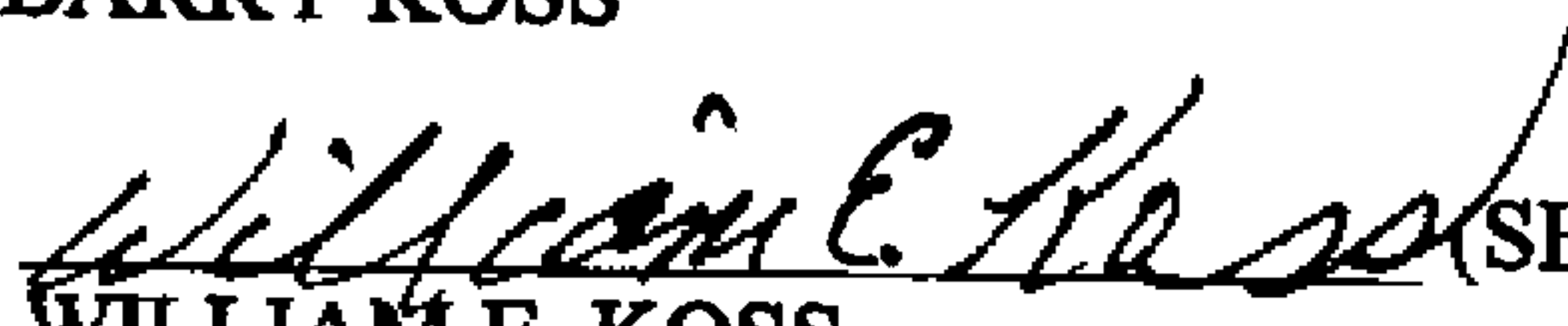
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my

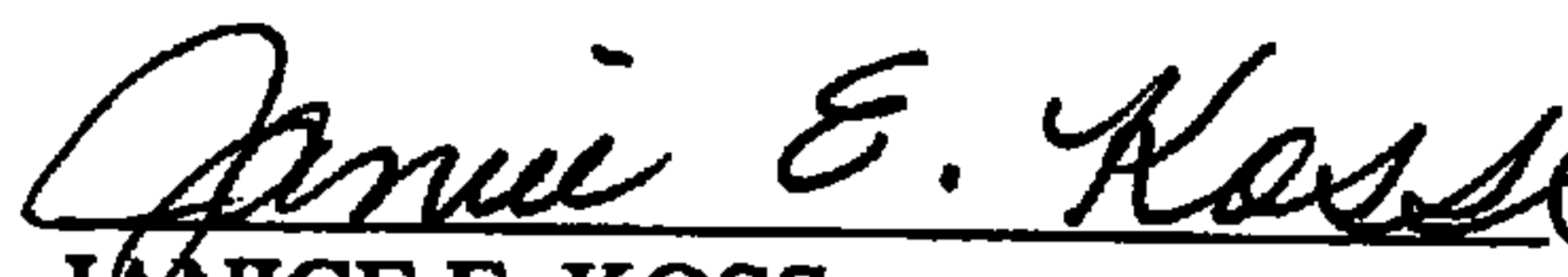
(our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 20th day of December, 2017.


LORI KAYE KOSS (SEAL)


BARRY KOSS (SEAL)


WILLIAM E. KOSS (SEAL)


JANICE E. KOSS (SEAL)

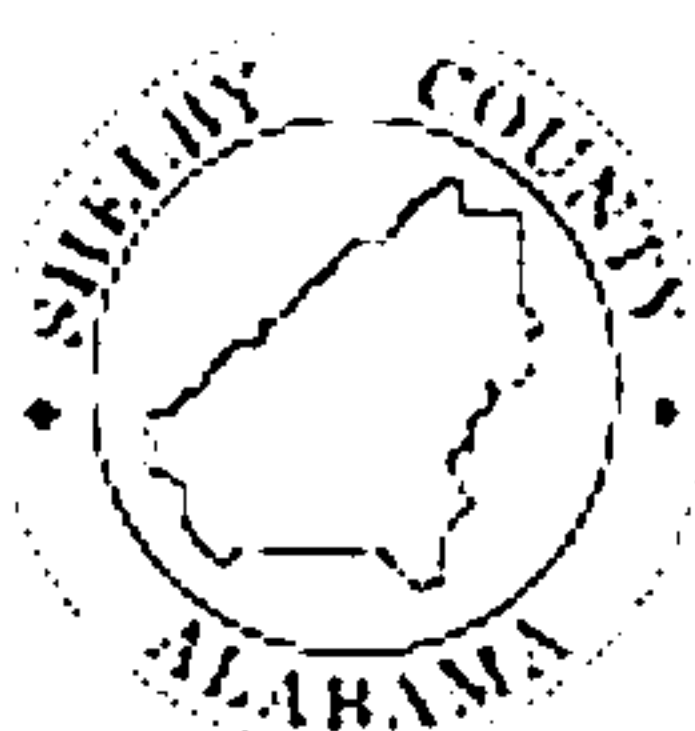
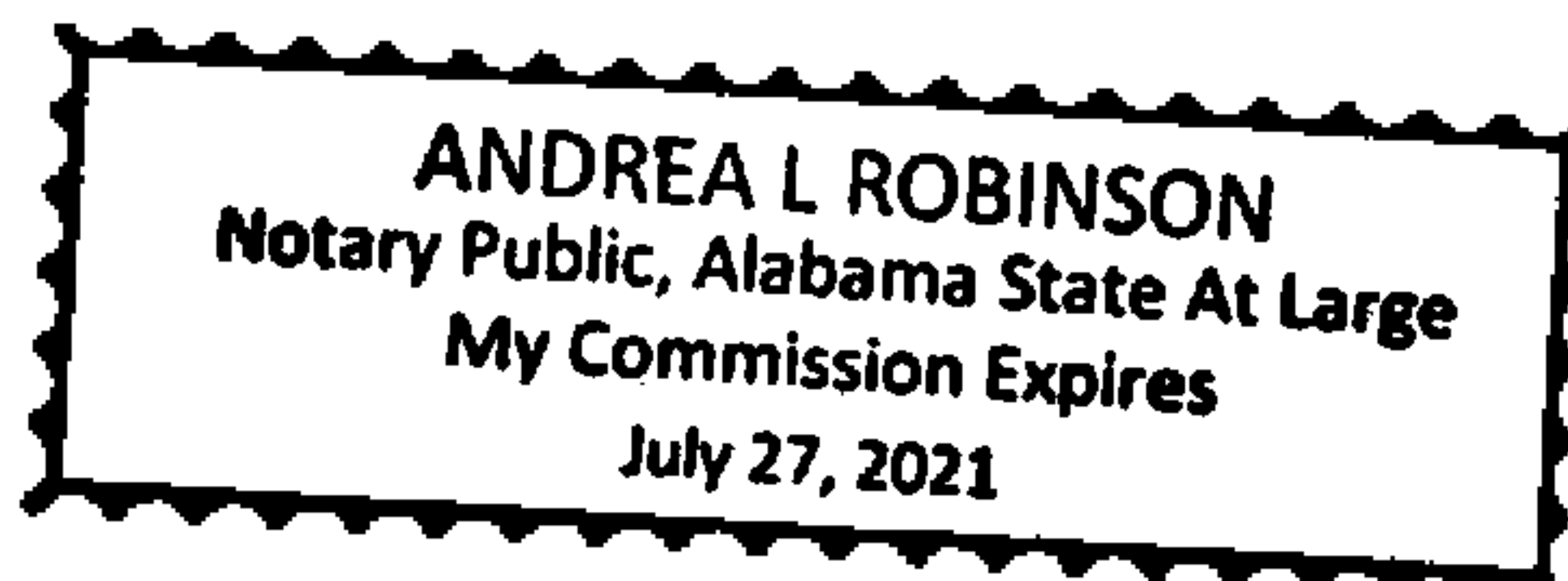
State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lori Kaye Koss and her husband Barry Koss and William E. Koss and his wife Janice E. Koss, 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 have 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.

My commission expires: 7/27/21


NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/29/2017 08:25:54 AM
\$60.50 CHARITY
20171229000462690

