

This Instrument Prepared By:
Karen Davis
1007 English Oak Drive
Helena, AL 35080

Send Tax Notice To:
Karen Davis
1007 English Oak Drive
Helena, AL 35080

SURVIVORSHIP WARRANTY DEED

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS that, in consideration of TEN and NO/100 DOLLARS (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **KAREN DAVIS, a married woman** (herein referred to as "GRANTOR") does by these presents grant, bargain, sell and convey unto **KAREN DAVIS AND LINDSEY S. POURCIAU (herein referred to as "GRANTEES")** for and during their joint lives and upon the death of either of them, then to the survivor, in fee simple, the following described real estate situated in **SHELBY COUNTY, ALABAMA**, to-wit:

Lot 52, according to the Survey of Hillsboro Subdivision Phase I, as recorded in Map Book 37 page 104 A, B and C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. 2018 ad valorem taxes which are a lien but not yet due and payable until October 1, 2018.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 20061121000567590, Instrument No. 20061121000567600, Instrument No. 20070111000016350, Instrument No. 20140908000281620 and any additional amendments thereto in the Probate Office.
3. Grant of Land Easement(s) and Restrictive Covenants to Alabama Power Company as shown and recorded in Instrument No. 20060630000316490 in the Probate Office.
4. Easement(s) to Alabama Power Company as shown and recorded in Instrument No. 20060828000422150 in the Probate Office.
5. Covenants, conditions, restrictions, easements, assessments, liens and encumbrances as to the Articles of Incorporation of Hillsboro Residential Association, Inc. as set out in instrument(s) recorded in Book LR200666 page 12615 (Jefferson County) in the Probate Office.
6. Covenants, conditions, restrictions, easements, assessments, liens and encumbrances as set out in the Articles of Incorporation of Appleford Swim Club, Inc. as set out in instrument(s) recorded in Book LR 200666 page 12629 (Jefferson County) in the Probate Office.
7. A 15 foot building setback line from front and rear of lot and a 5 foot setback line from the sides of lot as recorded in Map Book 37 page 104 A, B and C in the Probate Office.
8. Articles of Incorporation of Hillsboro Residential Association, Inc. as set out in Instrument No. 20081114000439290 in the Probate Office.
9. Release of damages as recorded in Instrument No. 20061130000583070, Instrument No. 20090303000075210 and Instrument No. 20130424000166490 in the Probate Office.
10. Mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for ServisFirst Bank as recorded in Instrument No. 20170901000320590 in the Probate Office.

Subject property is not part of the homestead of the grantor or the spouse of the grantor.

Shelby County, AL 01/05/2018
State of Alabama
Deed Tax: \$134.00


20180105000005050 1/2 \$152.00
Shelby Cnty Judge of Probate, AL
01/05/2018 10:43:09 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said GRANTOR does, for herself, her heirs and assigns, covenant with said GRANTEES, their heirs and assigns, that She is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall Warrant and Defend the premises to the said GRANTEES, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 17th day of NOVEMBER, 2017.

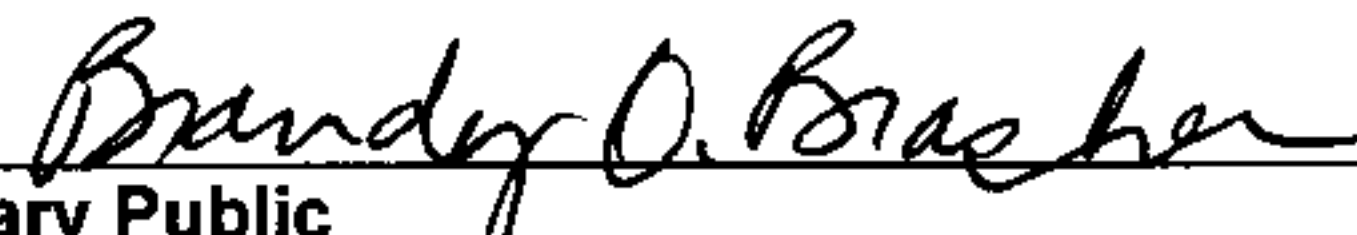
 _____ {L.S.)
Karen Davis

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned notary public, in and for said county and state, hereby certify that **KAREN DAVIS**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of NOVEMBER, 2017.



 _____
Notary Public
My commission expires 2-2-20

Grantor's Name:
Karen Davis
1007 English Oak Drive
Helena, AL 35080

Property Address:
321 Appleford Road
Helena, AL 35080

Grantee's Name:
Karen Davis and Lindsey S. Pourciau
1007 English Oak Drive
Helena, AL 35080

Date of Sale: November 17, 2017
Total Purchase Price:
or
Actual Value:
or
Assessor's Market Value: 1/2 value \$133,650

____ Bill of Sale
____ Sales Contract
____ Closing Statement

____ Front of Foreclosure Deed
____ Appraisal
☒ Other Tax Assessment



20180105000005050 2/2 \$152 00
Shelby Cnty Judge of Probate, AL
01/05/2018 10:43:09 AM FILED/CERT