

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:
ZACH GRAMLING
229 POLO DOWNS
CHELSEA, AL
35043

20180111000012440 1/1 \$33.50
Shelby Cnty Judge of Probate: AL
01/11/2018 12:22:35 PM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Thirty-Three Thousand Seven Hundred Twenty-One and 00/100 Dollars (\$33,721.00) and other good and valuable considerations, 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 Grantees herein, the receipt whereof is acknowledged, I, Connor Farmer a married man (herein referred to as Grantor, whether one or more) whose mailing address is 120 Bishop Circle, Pelham, AL 35124, grant, bargain, sell and convey unto Zachary Thomas Gramling and Magan Higgins Gramling (herein referred to as Grantees) whose mailing address is 229 Polo Downs, Chelsea, AL 35043, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is Shelby County Parcel ID # 15-3-05-2-001-003.003 to-wit:

Lot 2, according to the Survey of Gerald Davidson Family Estates, as recorded in Map Book 16, Page 134, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2018 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

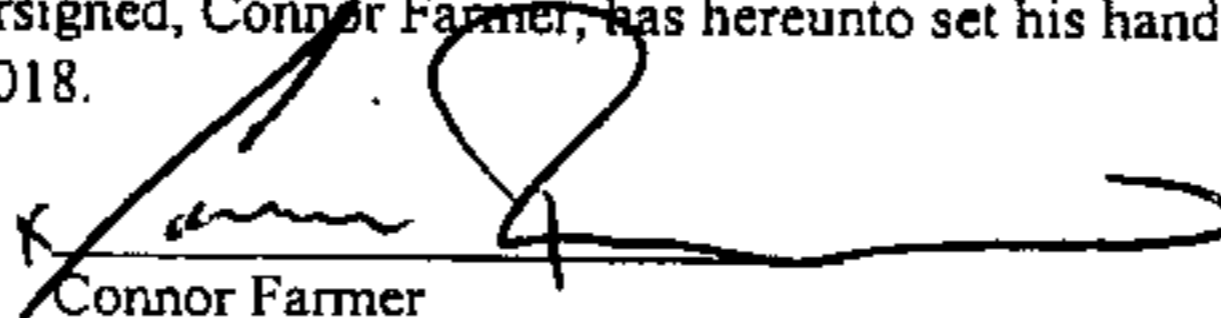
\$15,500.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

The Property conveyed herein is not the homestead of the Grantor or his spouse.
MAGAN HIGGINS GRAMLING IS ONE AND THE SAME AS ELEANOR MAGAN HIGGINS GRAMLING
Grantor represents and warrants that there are no homeowners association dues or assessments owing against the Property conveyed.

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 to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the undersigned, Connor Farmer, has hereunto set his hand and seal, this the 9th day of JANUARY, 2018.


Connor Farmer

Shelby County, AL 01/11/2018
State of Alabama
Deed Tax: \$18.50

STATE OF ALABAMA)
COUNTY) Shelby

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Connor Farmer, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of JANUARY 2018.


Notary Public

My Commission Exp. 2/12/20

