

20180119000019620

01/19/2018 01:35:33 PM

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

DEEDS 1/1

Send Tax Notice To:
Joshua B. Black
2409 Inverness Point Drive
Birmingham, AL 35242
(Also the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Three Hundred Ninety Nine Thousand Five Hundred and 00/100---(\$399,500.00) Dollars, As evidenced by closing statement.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I

John Patrick Barrack and Marion Caroline Barrack, a married couple
(whose address is 7412 Percival Way #307, Knoxville TN 37919)

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Joshua B. Black and Jessica A. Lumsden
(whose address is the property address)

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 3-A, according to a Resurvey of Lots 2 and 3, Block 1 of Inverness Point – Phase I and subdivision of acreage in the Northwest ¼ of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama and recorded in Map Book 15, Page 2, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, taxes, restrictions, liens, rights of way of record.

\$ 379,525.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 the 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, I/we have hereunto set my/our hand(s) and seal(s), this 16th day of January, 2018.

* [Signature] (Seal)
John Patrick Barrack

* [Signature] (Seal)
Marion Caroline Barrack

STATE OF Tennessee)
COUNTY OF Knox)

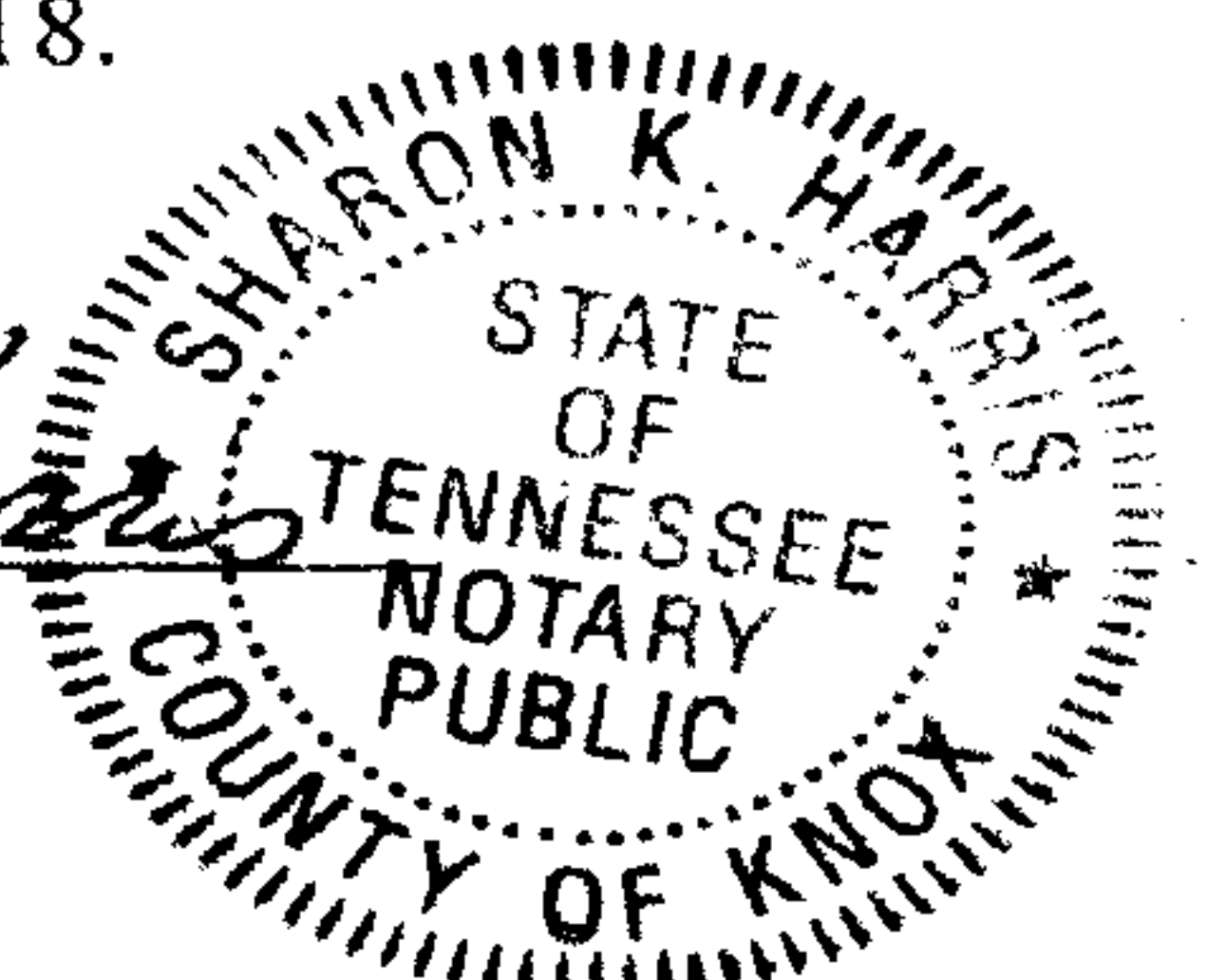
General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify John Patrick Barrack and Marion Caroline Barrack, 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, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of January, A.D., 2018.

My Commission Expires: May 5, 2019

Notary Public:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/19/2018 01:35:33 PM
\$35.00 CHERRY
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[Signature]