

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

Send Tax Notice To:  
Evan P. Agnew  
133 White Cottage Road  
Helena, AL 35080  
(Also the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
STATE OF ALABAMA )

COUNTY OF SHELBY ) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Nineteen Thousand Nine Hundred and 00/100---(\$219,900.00) 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

Robert M. Griffiths and Katherine B. Griffiths, a married couple  
(whose address is P.O. BOX 141 Helena, AL 35080)  
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Herz  
Evan P. Agnew and Carina ~~XXXX~~  
(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 302, according to the Amended Hillsboro Subdivision Phase II, as recorded in Map Book 38, Page 147 A & B, in the Probate Office of Shelby County, Alabama.

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

\$ 169,900.00 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.

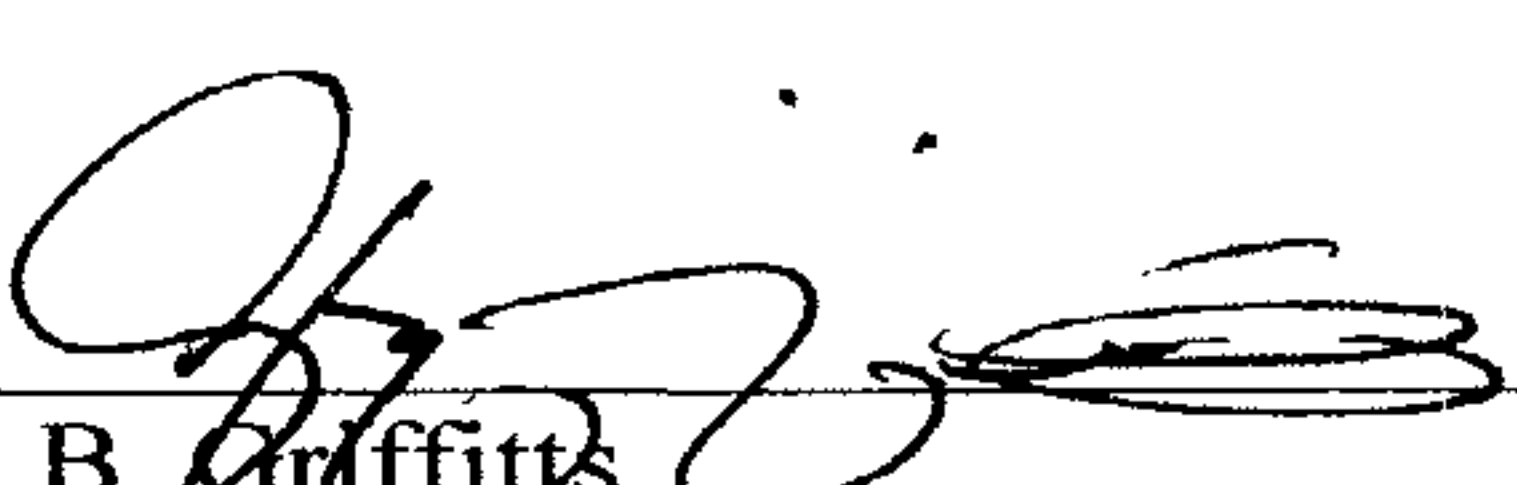
And I /we do for myself /ourselves and for my /our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns that I am /we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I /we have a 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 5th day of February, 2018.

  
Robert M. Griffiths

(Seal)



  
Katherine B. Griffiths

(Seal)

STATE OF Alabama )

COUNTY OF Jefferson )

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify Robert M. Griffiths & Katherine B. Griffiths, 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 5th day of February, A.D., 2018.

My Commission Expires: 9/22/21

  
Notary Public: Caroline Harrington Allen



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/06/2018 02:43:43 PM  
\$65.00 CHERRY  
20180206000040020

