

Prepared by:
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Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

20180212000045300
02/12/2018 01:35:38 PM
DEEDS 1/2

Send Tax Notice To:
Leslie E White
Cheryl White
821 Middle St.
Montevallo, AL 35115

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty Five Thousand Dollars and No Cents (\$145,000.00)** 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 the grantee herein, the receipt whereof is acknowledged, I or we

AKA Glenda Santa Cruz Duda,
Judy Santa Cruz Duda, a married woman, and Krist L. Lien, a married man, whose mailing address is:

592 Co Rd 727, Montevallo, AL 35115 / 10115 Sinton Drive, Pensacola, FL 32507

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

Leslie E White and Cheryl White, whose mailing address is:

1225 Valley Street, Montevallo, AL 35115

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 821 Middle St., Montevallo, AL 35115 to-wit:

Commencing at the Northeast corner of Block No. 11, according to the original plat, or map of the Town of Montevallo, Alabama, and running Northwest along the western side of Middle Street 75 feet, from thence in a Southwest direction and exactly parallel with Valley Street 150 feet, from thence in a Southeast direction 75 feet to said Valley Street, from thence in a Northeast direction along the Northwest side of said Valley Street 150 feet to the point of beginning, together with all improvements thereon.

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

\$111,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

The above described property does not constitute the homestead of the grantors, nor that of either spouse, neither is it contiguous thereto.

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 I (we) have hereunto set my (our) hand(s) and seal(s), this 2nd day of January, 2018.

Judy Santa Cruz Duda
Judy Santa Cruz Duda

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judy Santa Cruz Duda, 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 executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 11th day of January, 2018.

Cassy L. Dailey
Notary Public, State of Alabama

Printed Name of Notary - Cassy L. Dailey
My Commission Expires: 6/4/2018



Krist L. Lien
Krist L. Lien

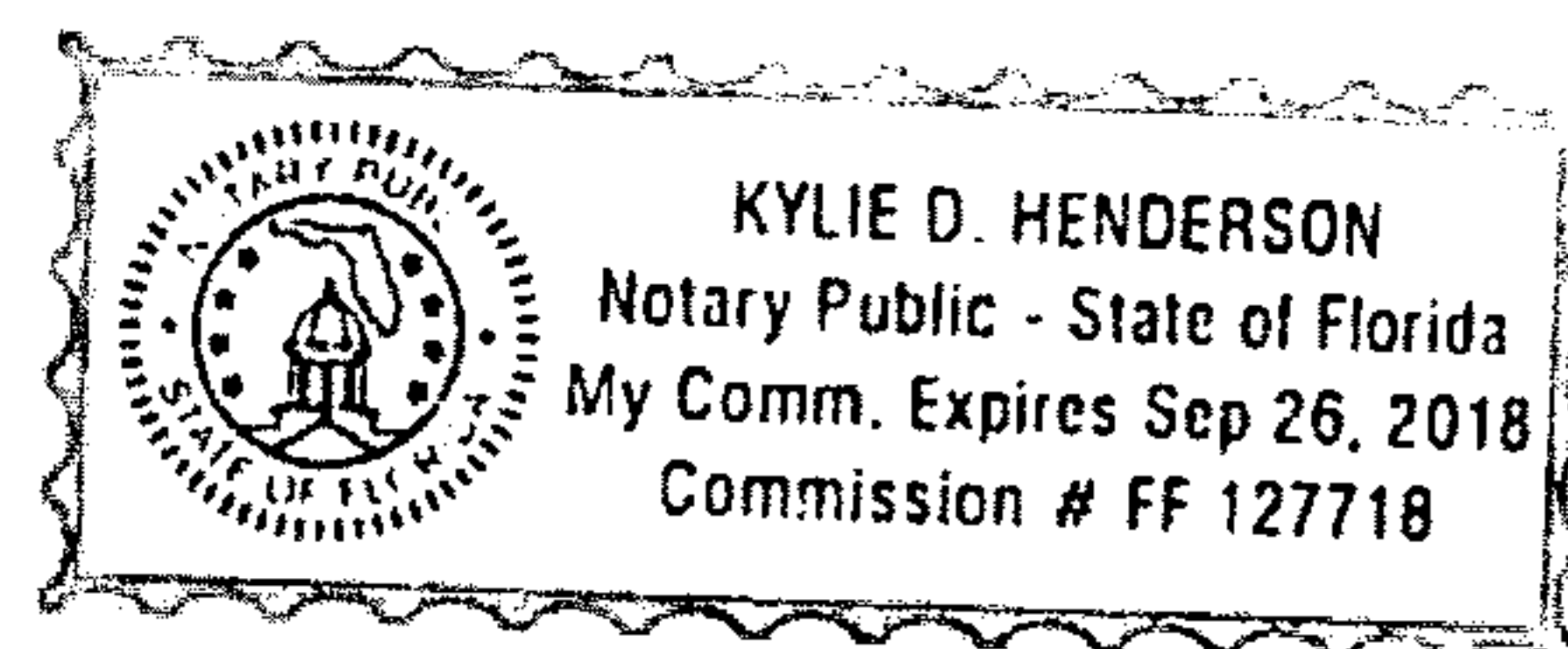
State of Florida
County of Escambia

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Krist L. Lien, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of January, 2018.

Kylie D. Henderson
Notary Public, State of Florida

Printed Name of Notary
My Commission Expires: 9/26/18



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/12/2018 01:35:38 PM
\$52.00 CHERRY
20180212000045300

James W. Fuhrmeister