

Prepared by:  
Marcus Hunt  
2870 Old Rocky Ridge Rd., Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Jared Cartee  
Jaime Henderson Cartee  
~~6409~~  
6384 Hwy 13  
Helena, AL 35080

## 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 Dollar and No Cents (\$1.00)** 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

**Julie Cox, an unmarried woman, whose mailing address is:**  
3743 Magnolia Court, Gardendale, AL 35071

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

**Jared Cartee and Jaime Henderson Cartee, whose mailing address is:**

**6384 Hwy 13, Helena, AL 35080**

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(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: 6384 Hwy 13, Helena, AL 35080 to-wit:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 35, Township 20 South, Range 4 West; Shelby County, Alabama, being more particularly described as follows: Begin at the Northwest corner of said 1/4 1/4 and run in an Easterly direction along the North line of said 1/4-1/4 to the intersection of a right of way of Shelby County Highway #13; Thence turn in a Southwesterly direction and run along said roadway to the intersection of the West side of said 1/4-1/4; Thence turn in a Northerly direction and run to the Point of Beginning. Situated in Shelby County, Alabama.

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

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.

Shelby County, AL 02/13/2018  
State of Alabama  
Deed Tax: \$4.50

  
20180213000046310 1/2 \$22.50  
Shelby Cnty Judge of Probate, AL  
02/13/2018 08:43:23 AM FILED/CERT

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 sei ed 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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREO I (we) have hereunto set my (our) hand(s) and seal(s), this \_\_\_\_\_ day of February, 2018.

Julie Cox  
*Julie COX* Feb 9th 2018  
State of Alabama  
County of SHELBY

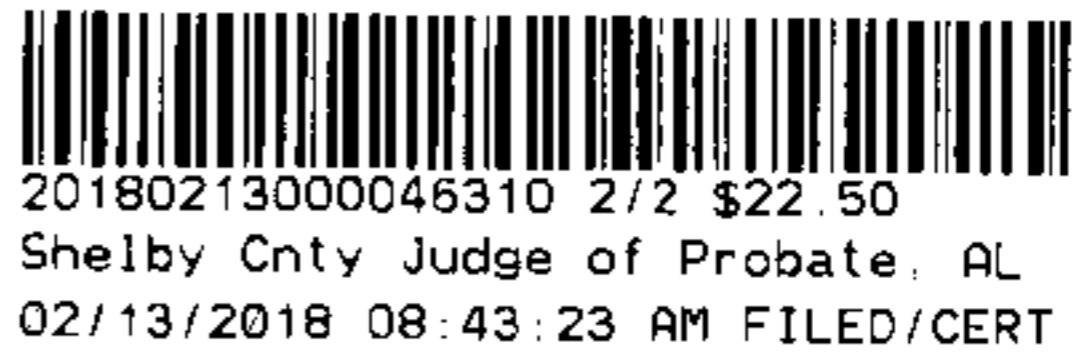
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julie Cox, an unmarried woman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this the \_\_\_\_\_ day of February, 2018.

Notary Public, State of Alabama

Printed Name of Notary  
My Commission Expires:

*Chris Brown*

*Chris Brown*  
*9th Day*  
Notary for Julie Cox



*Tax value 4200*