

20180216000051340
02/16/2018 12:30:22 PM
DEEDS 1/1

This instrument was prepared by:
Halbrooks & Allen, LLC
Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Richard C. Mattis
426 Shelby Spring Farms
Calera, AL 35040
(which is 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 Three Hundred Thirty-Five Thousand and No/100 (\$335,000.00) Dollars
(as evidenced by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we,
David E. Tucker and Amanda B. Tucker, Husband and Wife
(whose address is: 1045 Garnet Drive, Calera, AL 35040)

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Richard C. Mattis and Sara B. Mattis
(whose address is the property address)

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

Lot 107 according to the Survey of Shelby Spring Farms Camp Winn Sector 2,
Phase 2, as recorded in Map Book 26, Page 58, in the Probate Office of
Shelby County, Alabama.

Subject to: Current taxes, easements, restrictions, and rights-of-way of record.

\$ 238,000.00.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

NOTE: Sara B. Mattis and Sara Bates Mattis is one and the same person.

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, we have hereunto set our hand(s) and seal(s), this 16th
day of February, 2018


David E. Tucker (Seal)


Amanda B. Tucker (Seal)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

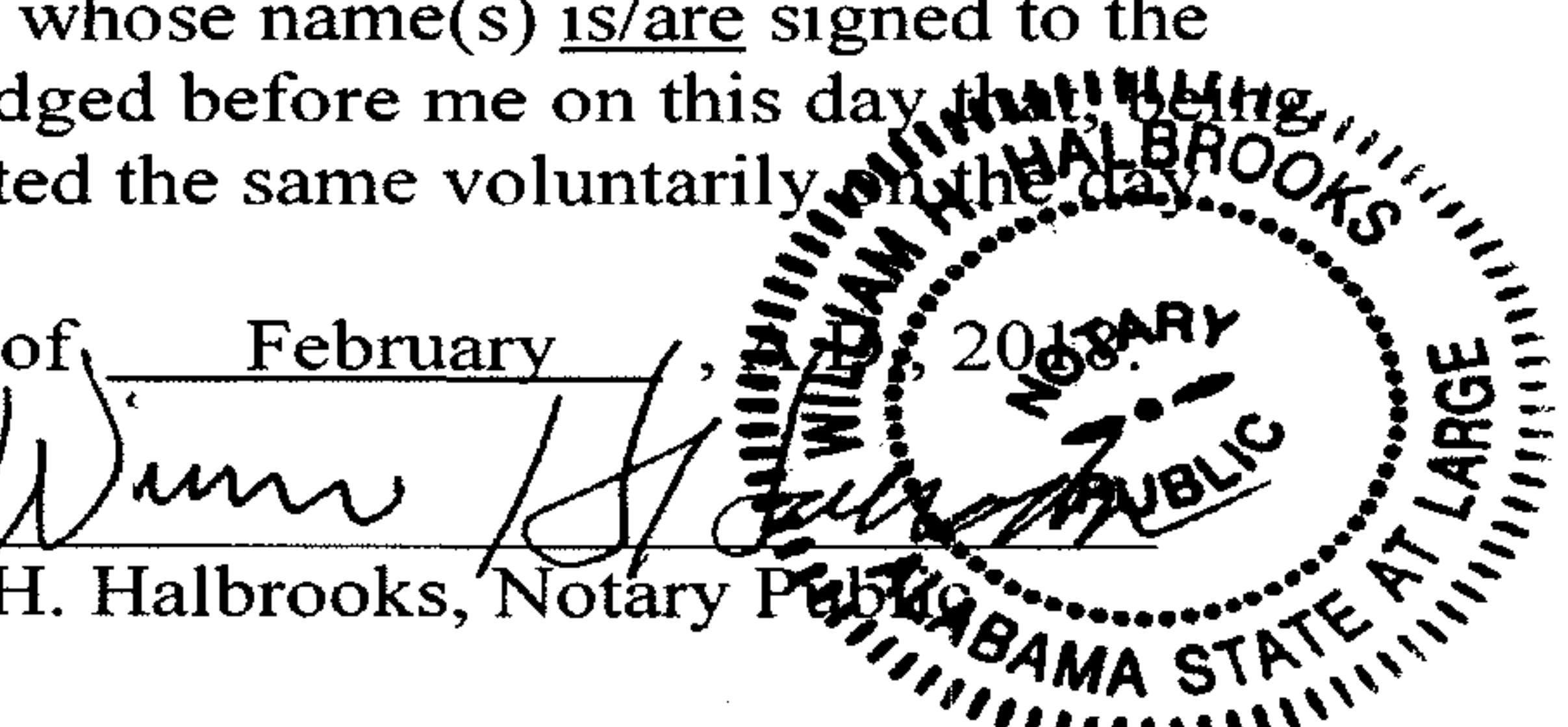
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
David E. Tucker and Amanda B. Tucker, 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, in the day
the same bears date.

Given under my hand and official seal this 16th day of February, 2018.

My Commission Expires: 4/21/20

William H. Halbrooks, Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/16/2018 12:30:22 PM
\$350.00 CHERRY
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