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03/01/2018 01:45:31 PM
DEEDS 1/1

Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Brian MacFarlane
Sarah MacFarlane
6129 Valley Station Dr.
Pelham, AL 35124

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/01/2018 01:45:31 PM
\$21.00 CHERRY
20180301000066920

A handwritten signature in black ink, likely of the County Clerk, James W. Fuhrmeister.

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Twenty Nine Thousand Nine Hundred Dollars and No Cents (\$229,900.00)** 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

husband and wife,
Mary J Cavalli-Singer and Samuel B. Singer, whose mailing address is:

6129 Valley Station Dr., Pelham, AL 35124

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

Brian MacFarlane and Sarah MacFarlane, whose mailing address is:

1892 Chandalar Ct., Pelham, AL 35124

(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: 6129 Valley Station Dr., Pelham, AL 35124 to-wit:

Lot 19, according to the Survey of Valley Station, First Sector, as recorded in Map Book 7, Page 47, in the Office of the Judge of Probate of Shelby County Alabama.

Less and Except that part sold to James G. Farris & Margaret P. Farris recorded in Deed Volume 356, Page 194, more particularly as follows:

Beginning at the Southeast corner of said Lot 19, run in a Northwesterly direction along the common line of said Lots 19 and Lot 18 of said subdivision for a distance of 83.80 feet; thence turn an angle to the left of 164 degrees 08 minutes 36 seconds and run in a Southeasterly direction for distance of 75.45 Feet to a point on the Northerly right of way line of Valley Station Drive; thence turn an angle to the left of 77 degrees 18 minutes 24 seconds and run in an Easterly direction along said North right of way line for a distance of 23.47 feet, more or less, to the point of beginning.

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

223,003.00

~~\$229,900.00~~ of the above mentioned purchase price was paid for from a mortgage loan which was 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 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 warrants 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 15th day of February, 2018.

A handwritten signature in black ink, likely of Mary J Cavalli-Singer.

Mary J Cavalli-Singer

A handwritten signature in black ink, likely of Samuel B. Singer.

Samuel B. Singer

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary J Cavalli-Singer and Samuel B. Singer, 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 15th day of February, 2018.

A handwritten signature in black ink, likely of the Notary Public, Cassy L. Dailey.

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

