

This Instrument was Prepared by:

D Barron Lakeman, LLC
1710 Catherine Court
Unit C
Auburn, AL 36830
File No.: 180030

Send Tax Notice To: Drew H. Goneke
Rosemary S. Goneke
Mickey C. Goneke
Virginia H. Goneke
5432 Woodford Dr. S
Birmingham, AL 35242

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Sixty Thousand Dollars and No Cents (\$360,000.00)**, 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, **Patricia A. Sanders an unmarried woman, whose mailing address is AL** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Drew H. Goneke, Rosemary S. Goneke, Mickey C. Goneke, and Virginia H. Goneke, whose mailing address is AL** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 5432 Woodford Dr. S, Birmingham, AL 35242**; to wit;

Lot 1, Block 6, according to the Amended Plat of Woodford, a subdivision of Inverness, as recorded in Map Book 8, Pages 51 A-D, in the Office of the Judge of Probate Shelby County, Alabama.

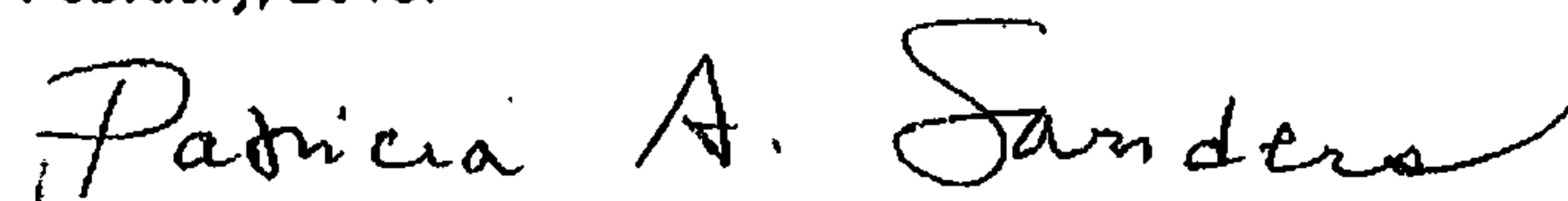
Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$288,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of February, 2018.



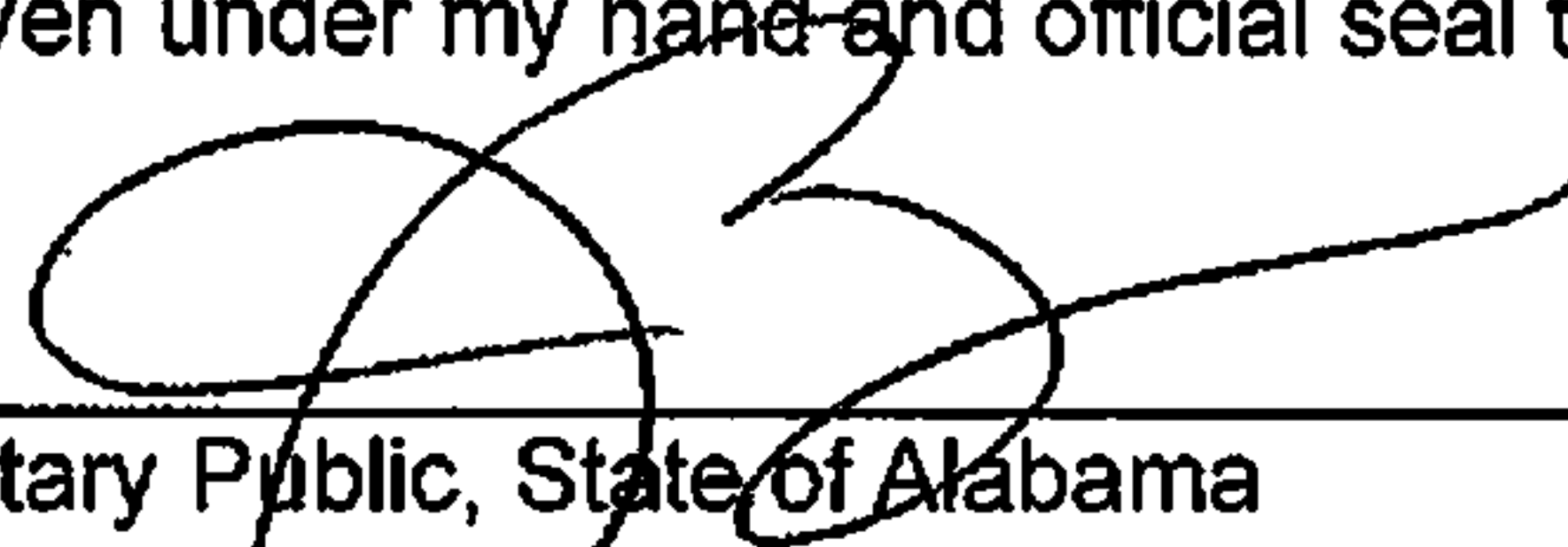
Patricia A. Sanders

State of Alabama

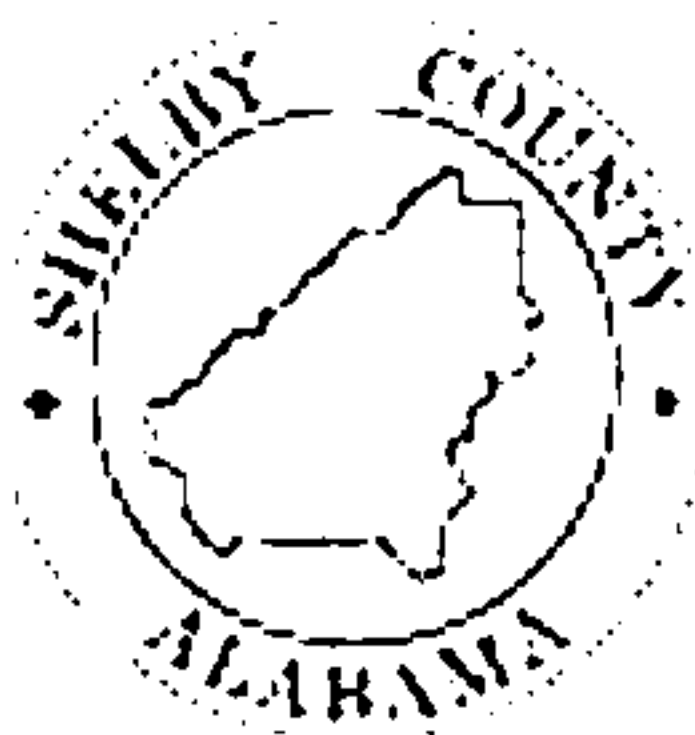
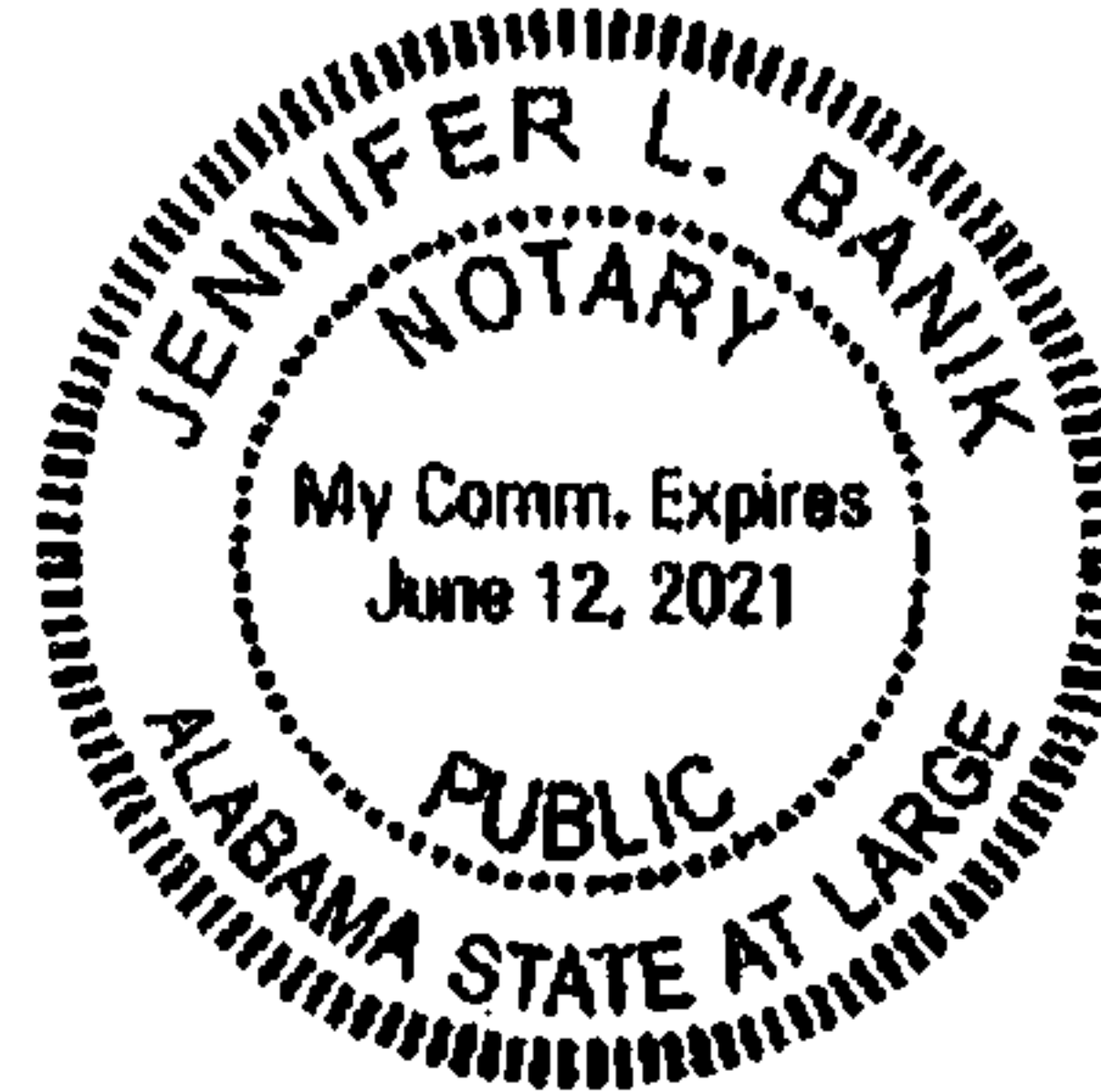
County of Jefferson

I, Jennifer Banik, a Notary Public in and for the said County in said State, hereby certify that Patricia A. Sanders 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 27th day of February, 2018.



Notary Public, State of Alabama
Jennifer Banik
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/02/2018 08:27:12 AM
\$90.00 CHERRY
20180302000067420

