

This Instrument prepared by:  
Rosalie Doggett  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Olivia Lawson Mason and Samuel Adam  
Langston  
2700 Wellington Cir  
Pelham, AL 35124

**WARRANTY DEED**

20180306000072920

STATE OF ALABAMA )  
                                  )  
SHELBY COUNTY      )

03/06/2018 12:45:28 PM  
DEEDS 1/2

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Two Hundred Five Thousand And No/100 Dollars (\$205,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jason D Bruner and Rebekah T Bruner, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Olivia Lawson Mason and Samuel Adam Langston (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 19, according to the Survey of Chanda Terrace, Fourth Sector, as recorded in Map Book 12, Page 99, in the Probate Office of Shelby County, Alabama.



Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$194,750.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.


**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on March 2, 2018.

  
\_\_\_\_\_  
Jason D Bruner  
  
\_\_\_\_\_  
Rebekah T Bruner

STATE OF Alabama  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Jason D Bruner and Rebekah T Bruner 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 on this 2 day of March, 2018.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 1/31/21



