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03/09/2018 08:20:40 AM

DEEDS 1/1

Prepared by:  
Sandy Johnson  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

Send Tax Notice To:  
David Russell Butler  
Theresa Marie Butler  
641 Southern Hills Dr.  
Calera, AL 35040

20180309000076490 1/1 \$115.00  
Shelby Cnty Judge of Probate, AL  
03/09/2018 08:20:40 AM FILED/CERT

## 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 Hundred Sixty Thousand Dollars and No Cents (\$160,000.00)** 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

**Roy M. Faucett and Betty J. Faucett, husband and wife, whose mailing address is:**

**641 Southern Hills Drive, Calera, AL 35040**

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

**David Russell Butler and Theresa Marie Butler, whose mailing address is:**

**711 65th Ave Dr W, Bradenton, FL 34207**

(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: 641 Southern Hills Dr., Calera, AL 35040 to-wit:

Lot 37, according to the Map of Southern Hills, as recorded in Map Book 7, Page 72, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$60,000.00 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 7th day of March, 2018.

  
Roy M. Faucett

  
Betty J. Faucett

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy M. Faucett and Betty J. Faucett, 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 7th day of March, 2018.

  
Notary Public, State of Alabama  
Sandy Johnson

Printed Name of Notary  
My Commission Expires: February 02, 2019

Shelby County, AL 03/09/2018  
State of Alabama  
Deed Tax: \$100.00

