

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Kimberly Denise Egan and Christopher W
Egan
738 Crosscreek Trail
Pelham, AL 35124

20180322000094970
03/22/2018 11:37:55 AM
DEEDS 1/2

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$189,900.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Jean O. Wagner, a single person (the "Grantor", whether one or more), whose mailing address is 136 PEBBLE LANE, ALABASTER, AL 35007, do hereby grant, bargain, sell, and convey unto Kimberly Denise Egan and Christopher W Egan (the "Grantees"), whose mailing address is 738 Crosscreek Trail, Pelham, AL 35124, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 738 Crosscreek Trail, Pelham, AL 35124; to-wit:

Lot 11, Block 3, according to the Survey of Cahaba Valley Estates, Fourth Sector, as recorded in Map Book 5, Page 127, in the Probate Office of Shelby County, Alabama.
LESS AND EXCEPT: Commence at the SW corner of Lot 10 and the SE corner of Lot 11, Block 3, Cahaba Valley Estates Fourth Sector; thence run North along the East line of said lot 11, 180.00 feet to the Point of Beginning; thence turn left 90°00'00" and run West 4.0 feet; thence turn right 90°00'00" and run North 55.19 feet; thence turn right 90°00'00" and run East 4.0 feet; thence turn right 90°00'00" and run South along said lot line 55.19 feet to the Point of Beginning. Situated in Shelby County, Alabama.

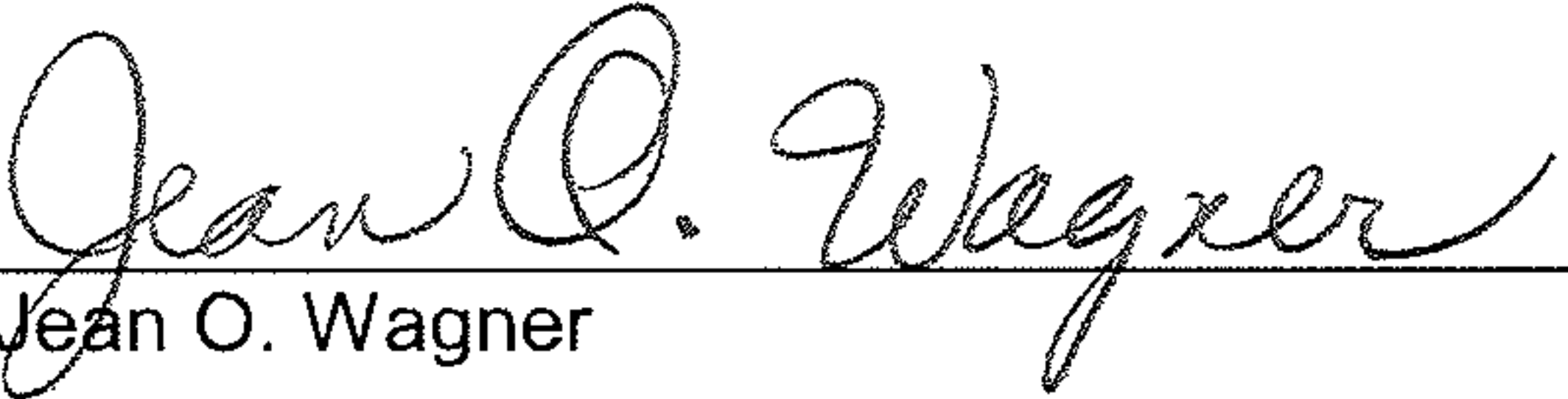
- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor 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 same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$186,459.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Jean O. Wagner, a single person, has/have hereunto set his/her/their hand(s) and seal(s) this 20th day of March, 2018.

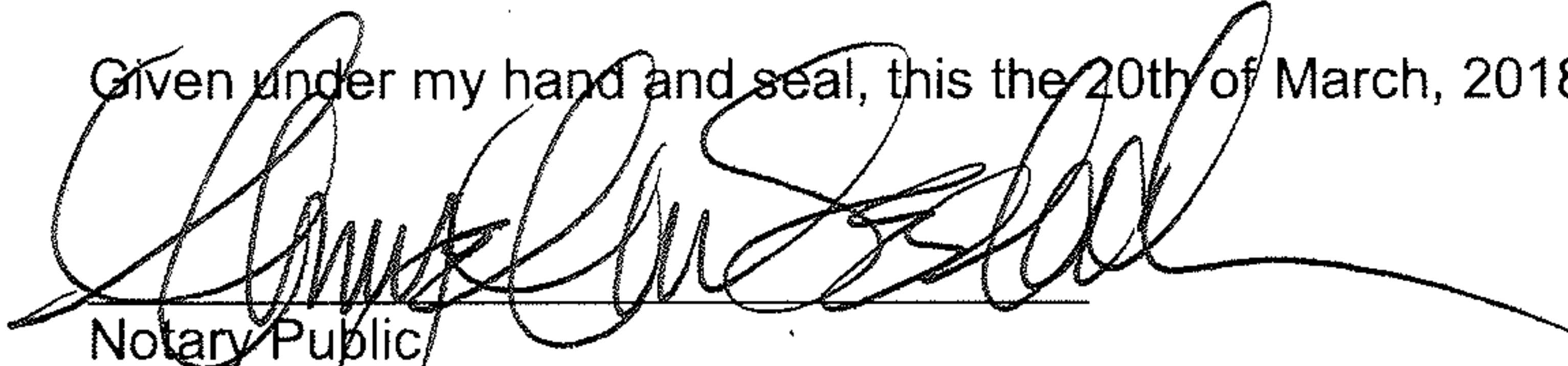

Jean O. Wagner

State of Alabama

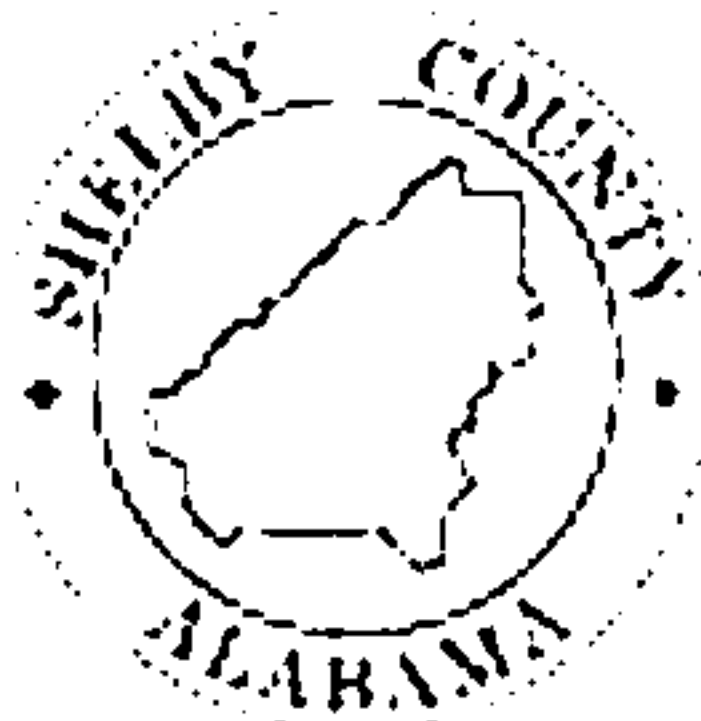
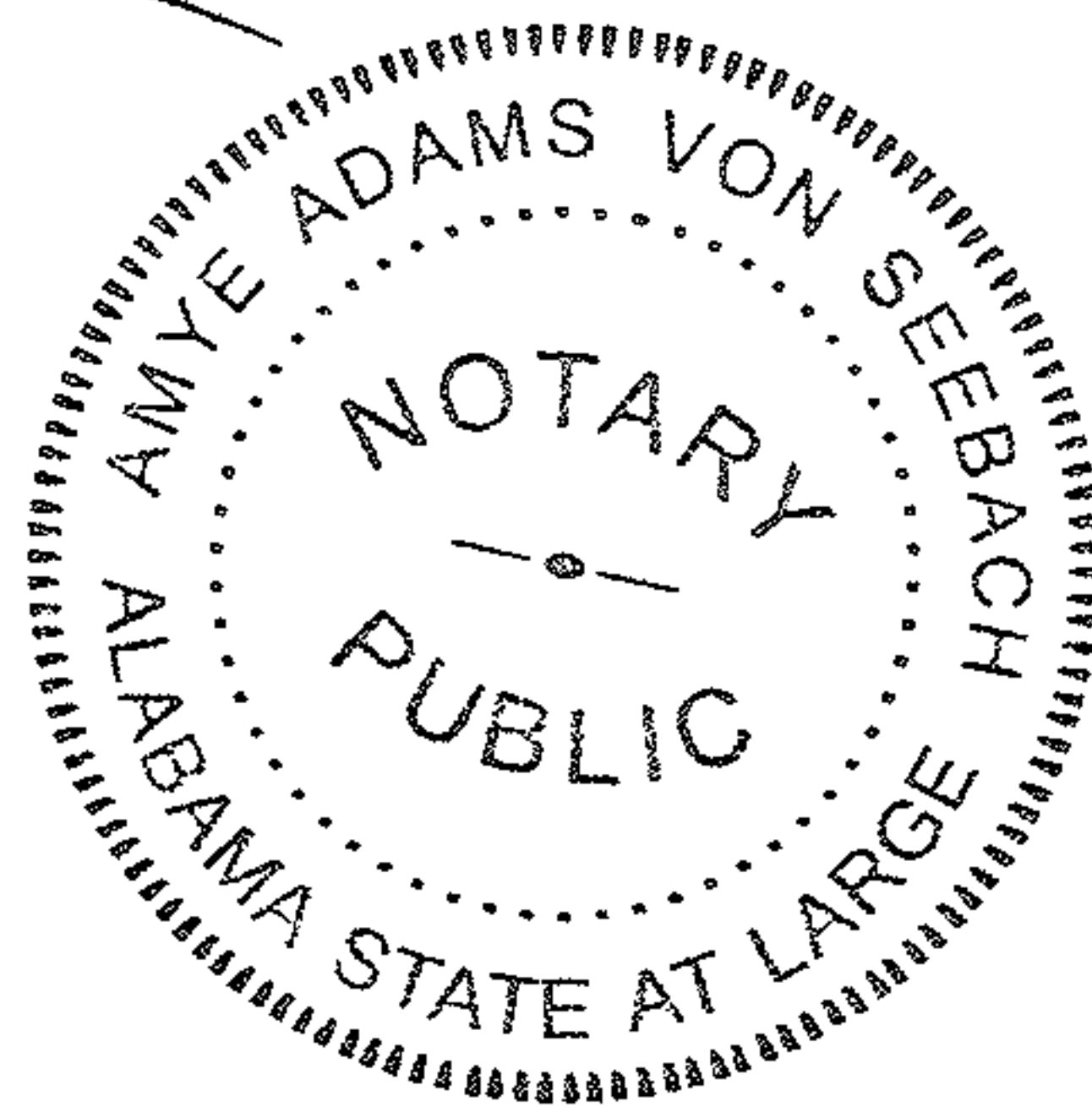
County of Jefferson

I, The undersigned, a notary for said County and in said State, hereby certify that Jean O. Wagner, a single person, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 20th of March, 2018.


Notary Public
Commission Expires:

My Commission Expires:
June 17, 2021



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/22/2018 11:37:55 AM
\$21.50 CHERRY
20180322000094970

