



20180323000096740 1/2 \$255.00
Shelby Cnty Judge of Probate, AL
03/23/2018 02:01:21 PM FILED/CERT

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

Send Tax Notice To:
Steven P Gardner
Lee Gardner
104 Parliament Rd.
Maylene, AL 35114

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty Six Thousand Nine Hundred Dollars and No Cents (\$236,900.00)** 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

Theresa A. Grala, Surviving Trustee of the Theresa A. and George P. Grala Living Trust, u/d/t, dated March 30, 2013, whose mailing address is:

104 Parliament Rd Maylene AL 35114

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

Steven P Gardner and Lee Gardner, whose mailing address is:

104 Parliament Rd., Maylene, AL 35114

(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: 104 Parliament Rd., Maylene, AL 35114 to-wit:

Lot 334, according to the Survey of Sector 2, Phase 8 and Resurvey of Lot 215, Cedar Grove at Sterling Gate, Sector 2, Phase 5, as recorded in Map Book 33, Page 32, in the Office of the Judge of Probate of Shelby County Alabama.

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

\$166,900.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

George P. Grala died on or about May 22, 2013.


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 20 day of March, 2018.

THERESA A. GRALA, SURVIVING TRUSTEE OF
THE THERESA A. AND GEORGE P. GRALA LIVING
TRUST, U/D/T, DATED MARCH 30, 2013


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Theresa A. Grala
Theresa A. Grala
Surviving Trustee

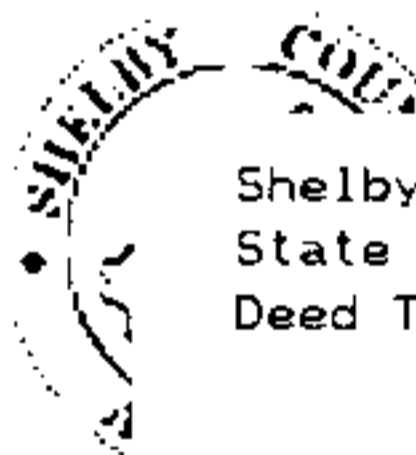
STATE OF FLORIDA)
Broward COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Theresa A. Grala, Surviving Trustee of The Theresa A. and George P. Grala Living Trust, u/d/t, dated March 30, 2013, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such Surviving Trustee and with full authority, executed the same voluntarily and as the act of said Trust.

Given under my hand and official seal on the 20 day of March, 2018.

[Signature]

Notary Public
Commission Expires: Dec 18 2021



Filed and Recorded
Official Public Records

Shelby County, AL 03/23/2018
State of Alabama
Deed Tax: \$237.00

ter, Probate Judge,

[Signature]