

Prepared by:  
Marcus Hunt  
2870 Old Rocky Ridge Rd., Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Brad E Boswell  
April Boswell

5058 Stratford Rd.  
Birmingham, AL 35242

## 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 Sixty Six Thousand Dollars and No Cents (\$266,000.00)** 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

**Dabney Nichole Knight, an unmarried woman, whose mailing address is:**

708 St. James Place, Canton, GA 30115

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

**Brad E Boswell and April Boswell, whose mailing address is:**

5058 Stratford Rd., Birmingham, AL 35242

(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: 5058 Stratford Rd., Birmingham, AL 35242 to-wit:

Lot 44, according to the Survey of Meadow Brook, Fifth Sector, as recorded in Map Book 8, Page 109, in the Office of the Judge of Probate of Shelby County Alabama.

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

\$261,182.00 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 28th day of March, 2018

*Dabney Nichole Knight*  
Dabney Nichole Knight

State of Alabama  
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dabney Nichole Knight, 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 28th day of March, 2018.

*Sharon Lynn Allard*  
Notary Public, State of ~~Alabama~~ Georgia  
*Sharon Lynn Allard*  
Printed Name of Notary  
My Commission Expires. July 18, 2021



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/30/2018 11:44:08 AM  
\$23.00 JESSICA  
20180330000105780

*J. W. Fuhrmeister*