

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:
Jeremy Mize and Ashley Mize
1521 Applegate Lane
Alabaster, AL 35007

20180403000110010
04/03/2018 12:40:30 PM
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 \$102,000.00, 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, Matthew W. Motley and Ashley N. Motley, a married couple (the "Grantor", whether one or more), whose mailing address is 3436 Queensbury Rd Trussville AL 35173, do hereby grant, bargain, sell, and convey unto Jeremy Mize and Ashley Mize (the "Grantees"), whose mailing address is 1521 Applegate Lane, Alabaster, AL 35007, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 1521 Applegate Lane, Alabaster, AL 35007; to-wit:

Lot 49, according to the Resurvey of Lots 1 through 64, 89 through 104 and A through C of Applegate Manor, as recorded in Map Book 10, Page 15, in the Probate Office of Shelby County, Alabama, together with all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed to Applegate Realty, Inc., by deed recorded in Real 65, Page 201, in the Probate office of Shelby County, Alabama, and more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse, and recorded in Real 63, Page 634, in said Probate Office; being 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: \$100,152.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Matthew W. Motley and Ashley N. Motley, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 30th day of March, 2018.

Matthew W. Motley
Matthew W. Motley
Ashley N. Motley
Ashley N. Motley

State of Alabama

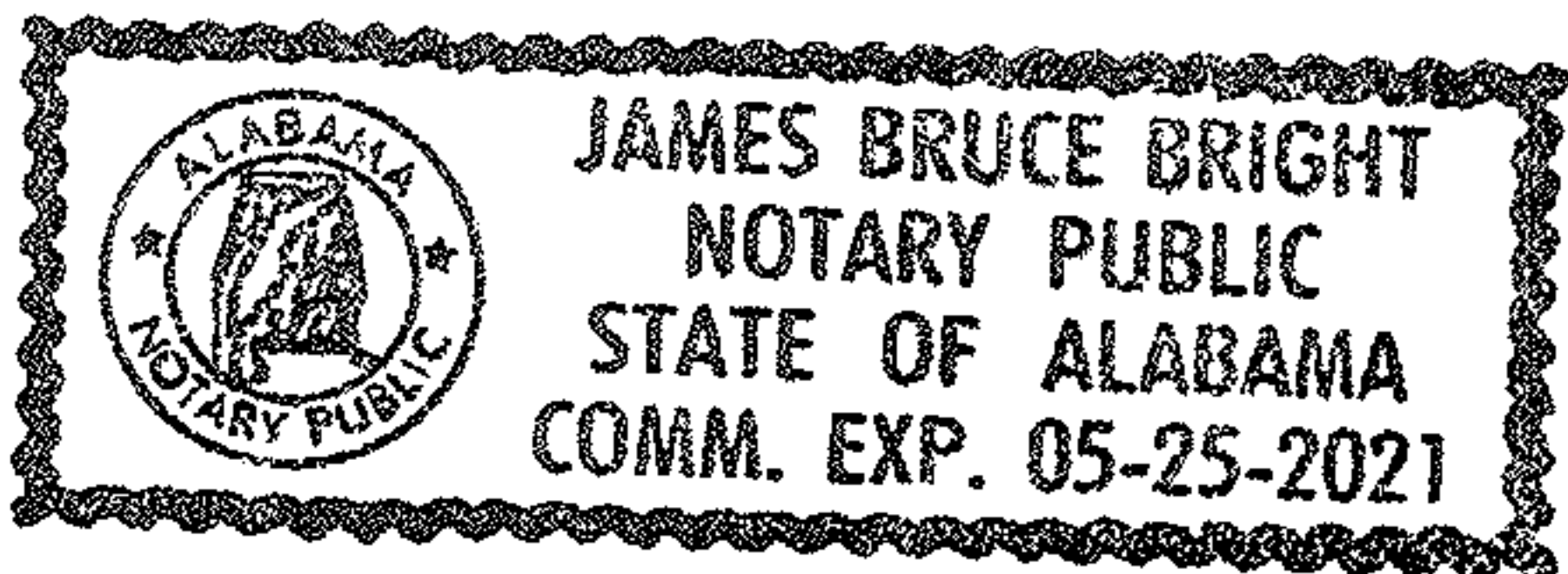
County of ~~Shelby~~ Jefferson *JB*

I, the undersigned, a notary for said County and in said State, hereby certify that Matthew W. Motley and Ashley N. Motley, a married couple , 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 30th of March, 2018.

James B. Bright
Notary Public

Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/03/2018 12:40:30 PM
\$20.00 CHERRY
20180403000110010

James W. Fuhrmeister