

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

20180403000110050
04/03/2018 12:47:55 PM
DEEDS 1/2

Send Tax Notice To:
Shareeki Smith
106 Meadow View Circle
Pelham, AL 35124

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 Fifty Six Thousand Five Hundred Dollars and No Cents (\$156,500.00) 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

Ray Merritt, a married man, whose mailing address is:

18 Nina Drive, Hot Springs Village, AR 71909

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

Shareeki Smith and Jason Smith, whose mailing address is:

106 Meadow View Circle, Pelham, AL 35124

(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: 106 Meadow View Circle, Pelham, AL 35124 to-wit:

Lot 4, according to the Survey of Ivy Brook, Phase One, as recorded in Map Book 18, Page 21, in the Probate Office of Shelby County, Alabama.

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

\$153,664.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

The property herein described does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous thereto.

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.

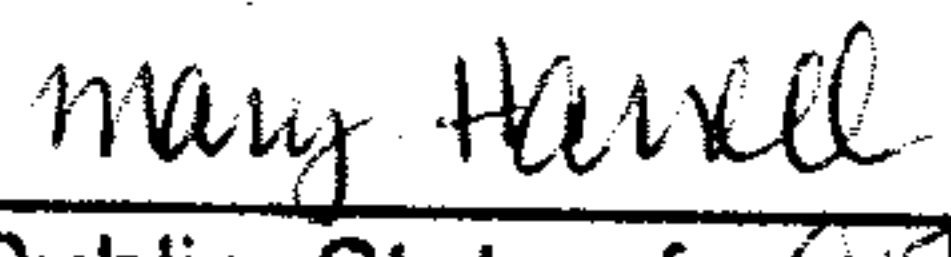
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant 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 30th day of March, 2018.


Ray Merritt

State of Arkansas
County of Saline

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Ray Merritt, whose name 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 has/have 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.


Notary Public, State of Arkansas
Mary Harrell
Printed Name of Notary
My Commission Expires: 12/03/2022

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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/03/2018 12:47:55 PM
\$21.00 CHERRY
20180403000110050

