

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:
Wesley D Langston and Anna E. Winslett
1475 Kensington Blvd
Calera, AL 35040

20180403000110310
04/03/2018 01:22:15 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 \$144,900.00, 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, Michael Stanley Ellison, Jr and Wife Hannah Ellison (the "Grantor", whether one or more), whose mailing address is PO Box 130 Alabaster AL 35007, do hereby grant, bargain, sell, and convey unto Wesley D Langston and Anna E. Winslett (the "Grantees"), whose mailing address is 1475 Kensington Blvd, Calera, AL 35040, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 1475 Kensington Blvd, Calera, AL 35040; to-wit:

Lot 104, according to the Survey of Kensington Place Phase 1, Sector 2, as recorded in Map Book 40, Page 75, in the Probate Office of Shelby County, Alabama.

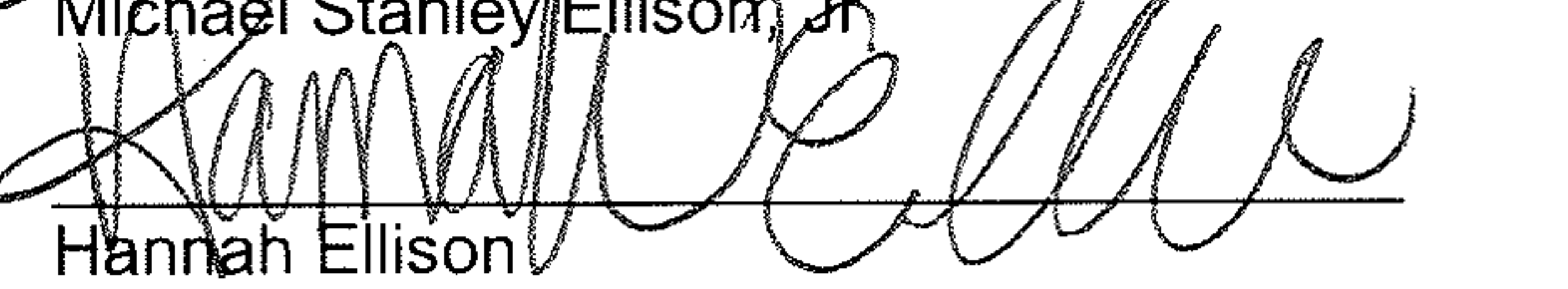
- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

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: \$140,553.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Michael Stanley Ellison, Jr and Wife Hannah Ellison , has/have hereunto set his/her/their hand(s) and seal(s) this 30th day of March, 2018.


Michael Stanley Ellison, Jr.

Hannah Ellison

State of Alabama

County of Jefferson

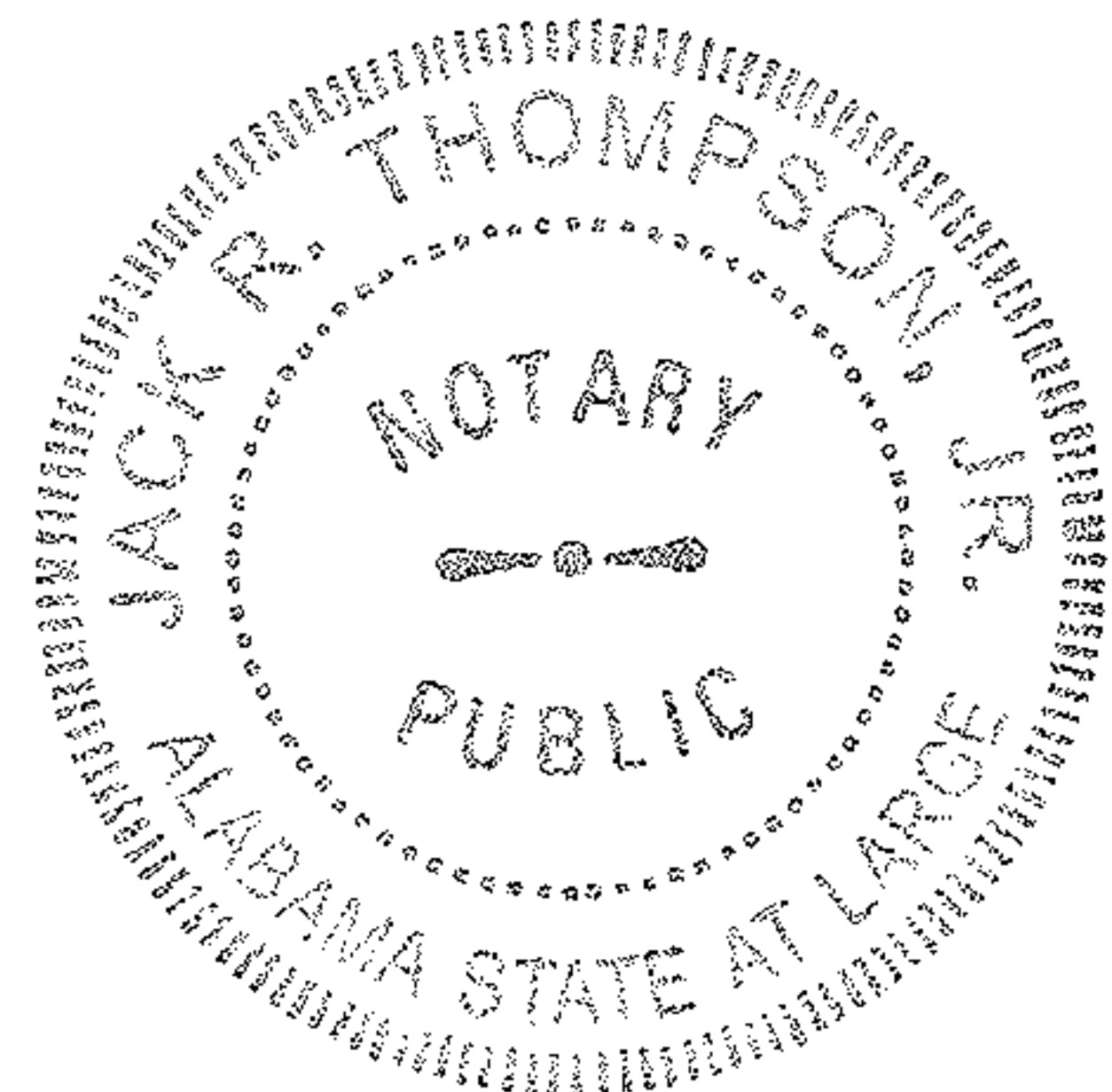
I, the undersigned, a notary for said County and in said State, hereby certify that Michael Stanley Ellison, Jr and Hannah Ellison, a married couple , whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said 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.



Notary Public

Commission Expires: 10/31/2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/03/2018 01:22:15 PM
\$22.50 CHERRY
20180403000110310

