

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:
James J Cantley, Jr and Emogene B Cantley
313 Strathaven Rd
Pelham, AL 35124

20180405000113300
04/05/2018 12:46:41 PM
DEEDS 1/2

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

) KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SHELBY

)

That, in consideration of \$297,000.00, 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, Charles S Belter and Tangae S Belter, a married couple (the "Grantor", whether one or more), whose mailing address is 310 S. Lake Hills Dr., Talladega, Alabama, do hereby grant, bargain, sell, and convey unto James J Cantley, Jr and Emogene B Cantley (the "Grantees"), whose mailing address is 313 Strathaven Rd, Pelham, AL 35124, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 313 Strathaven Rd, Pelham, AL 35124; to-wit:

Lot 1640 according to the Survey of Strathaven at Ballantrae, Phase 2 as recorded in Map Book 41, Page 51, Shelby County, Alabama Records.

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.

IN WITNESS WHEREOF, Charles S Belter and Tangae S Belter, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 3rd day of April, 2018.

April, 2018
Charles S. Belter
Charles S Belter
Tangae S. Belter
Tangae S Belter

State of Alabama

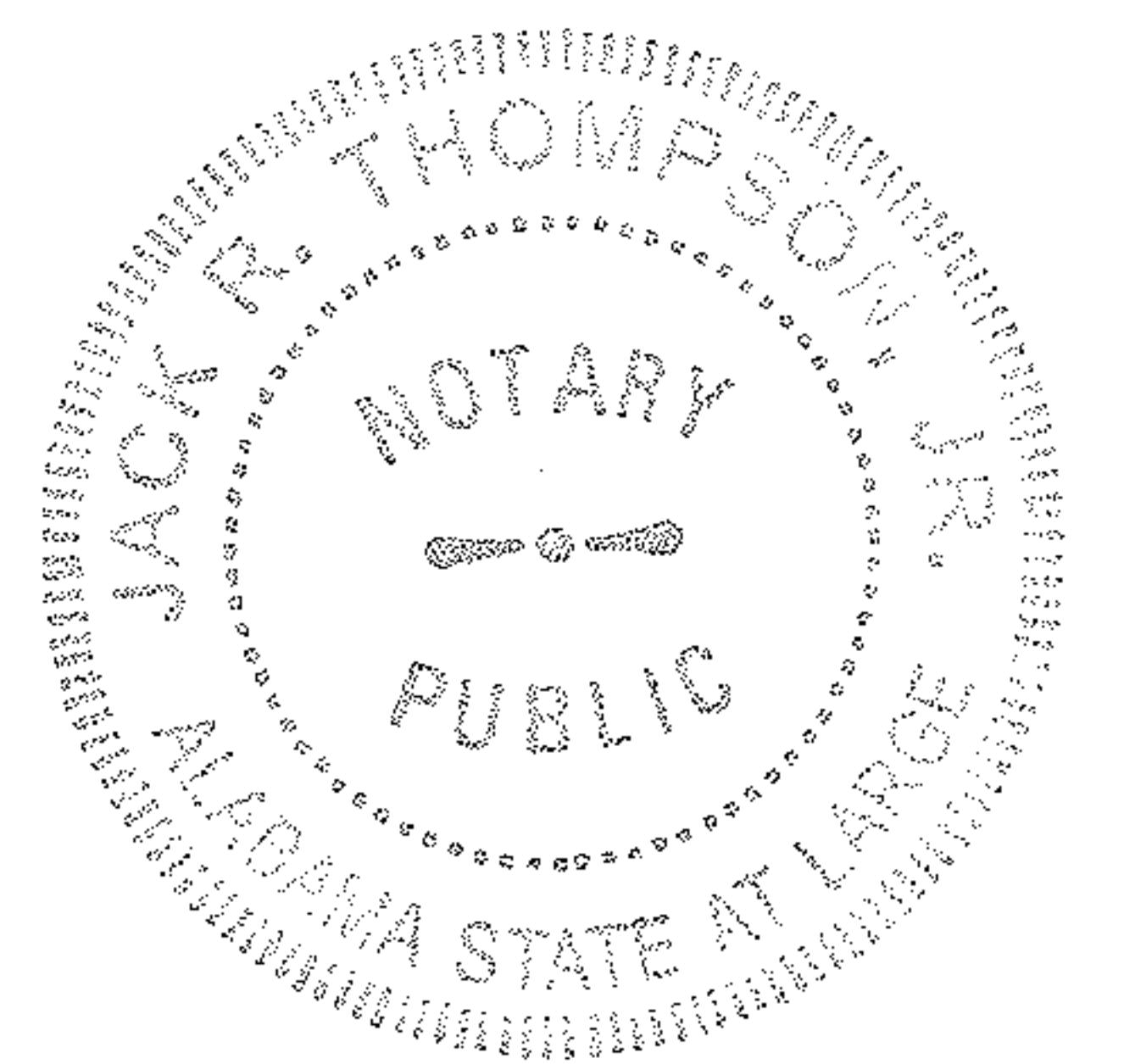
County of Shelby

I, The undersigned, a notary for said County and in said State, hereby certify that Charles S Belter and Tangae S Belter, 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 3rd of April, 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
04/05/2018 12:46:41 PM
\$315.00 CHERRY
20180405000113300

