

20180503000150640

05/03/2018 11:26:30 AM

DEEDS 1/1

Prepared by:  
Cassy L. Dailey  
Attorney at Law  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

Send Tax Notice To:  
Travis Robinson  
Leann Robinson  
109 Foliage View Rd.  
Alabaster, AL 35007

### WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Fifty Eight Thousand Five Hundred Dollars and No Cents (\$58,500.00)** 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

**James Ryan Speaks and Kaitlyn A. Speaks, husband and wife, whose mailing address is:**

421 Tocoa Road, Helena, AL 35080

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

**Travis Robinson and Leann Robinson, whose mailing address is:**

113 Old Spanish Trail, Alabaster, AL 35007-7433

(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: 109 Foliage View Rd., Alabaster, AL 35007 to-wit:

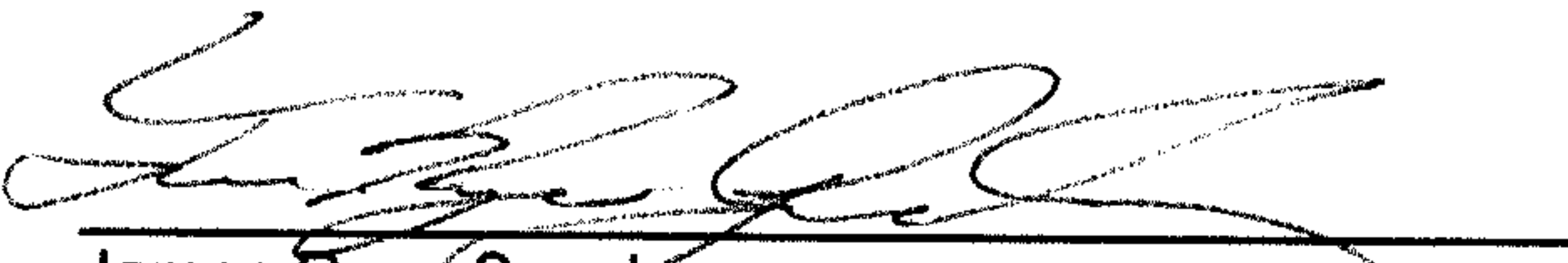
Lot 27, according to the Survey and Map of Maple Ridge Subdivision, as recorded in Map Book 37, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

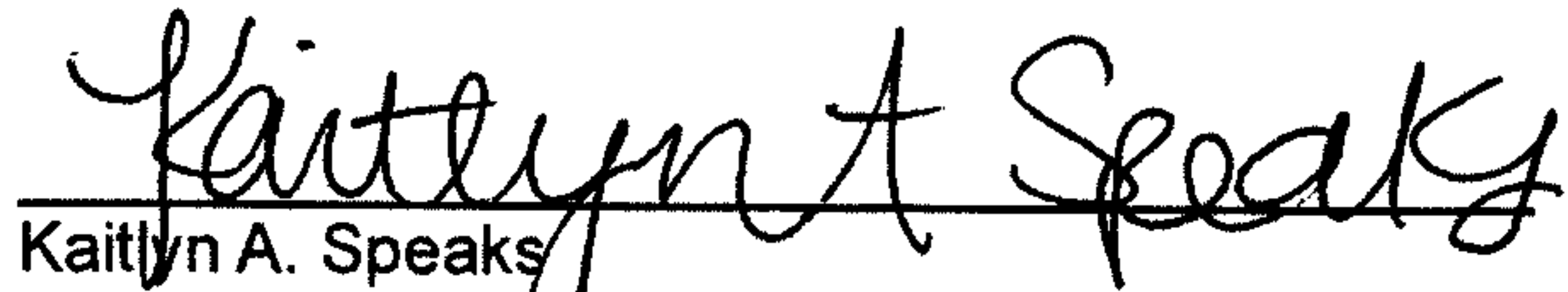
Subject to: All easements, restrictions and rights of way of record.

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 25th day of April, 2018.

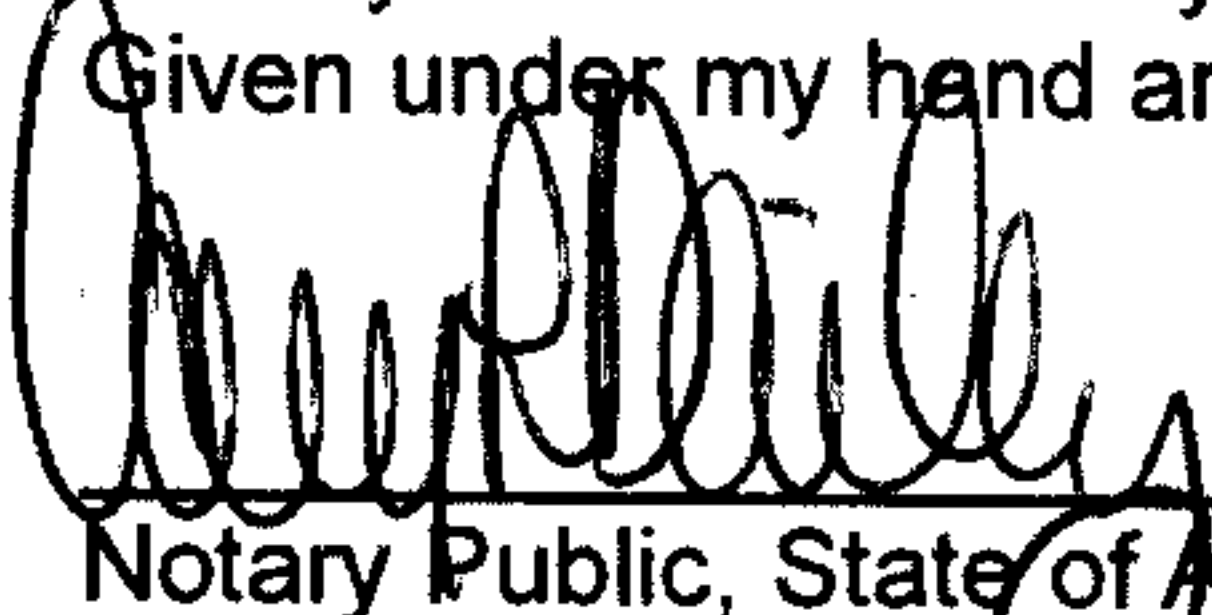
  
James Ryan Speaks

  
Kaitlyn A. Speaks

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Ryan Speaks and Kaitlyn A. Speaks, 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 25th day of April, 2018.

  
Notary Public, State of Alabama

Printed Name of Notary - Cassy L. Dailey  
My Commission Expires: 6/4/2018



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/03/2018 11:26:30 AM  
\$73.50 CHERRY  
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