

Prepared by.  
Marcus Hunt  
2870 Old Rocky Ridge Rd., Suite 160  
Birmingham, AL 35243

20180504000151730  
05/04/2018 08:15:39 AM  
DEEDS 1/2

Send Tax Notice To:  
Josephine Howard  
Marzine Howard

2753 Piedmont Dr.  
Helena, AL 35022

## **WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty Two Thousand Dollars and No Cents (\$362,000.00) 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

Bruce D. Breland and Donna B. Breland, husband and wife, whose mailing address is:

7145 Skyline Drive, Pell City, AL 35128

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

Josephine Howard and Marzine Howard, whose mailing address is:

2753 Piedmont Dr., Helena, AL 35022

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Jefferson County, Alabama, the address of which is: 2753 Piedmont Dr., Helena, AL 35022 to-wit:

Lot 357, according to the Survey of Silver Lakes 8th Sector, as recorded in Map Book 40, Page 33, in the Office of the Judge of Probate of Jefferson County, Alabama.

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

\$325,800.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Donna B Breland and Donna H. Benson are one and the same person.

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 30th day of April, 2018.

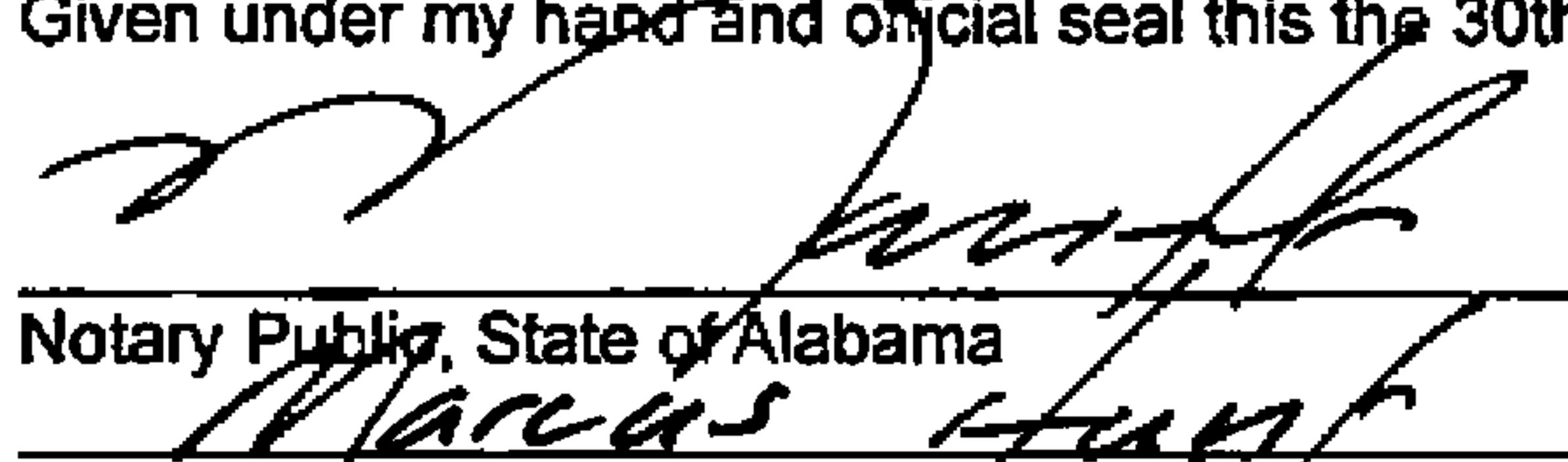
  
Bruce D. Breland

  
Donna B. Breland

State of Alabama  
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bruce D. Breland and Donna B. Breland, husband and wife, 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 30th day of April, 2018.

  
Notary Public, State of Alabama

  
Printed Name of Notary

My Commission Expires:

  
5/12/21

MARCUS HUNT  
Notary Public, Alabama State At Large  
My Commission Expires  
May 12, 2021



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/04/2018 08:15:39 AM  
\$54.50 CHERRY  
20180504000151730

