

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:
Jonathan David Grisham and Christy
Grisham
176 Hidden Trace
Montevallo, AL 35115

20180523000179980
05/23/2018 04:12:46 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 \$186,000.00, 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, Barry Falkner and Anna Falkner, a married Couple (the "Grantor", whether one or more), whose mailing address is 1335 Inverness Cove Dr Birmingham AL 35242, do hereby grant, bargain, sell, and convey unto Jonathan David Grisham and Christy Grisham (the "Grantees"), whose mailing address is 176 Hidden Trace, Montevallo, AL 35115, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 176 Hidden Trace, Montevallo, AL 35115; to-wit:

Lot 20, according to the plat of The Lakes at Hidden Forest, Phase 2, as recorded in Map Book 37, Page 122 A and B, in the Office of the Judge of Probate of Shelby County, Alabama.

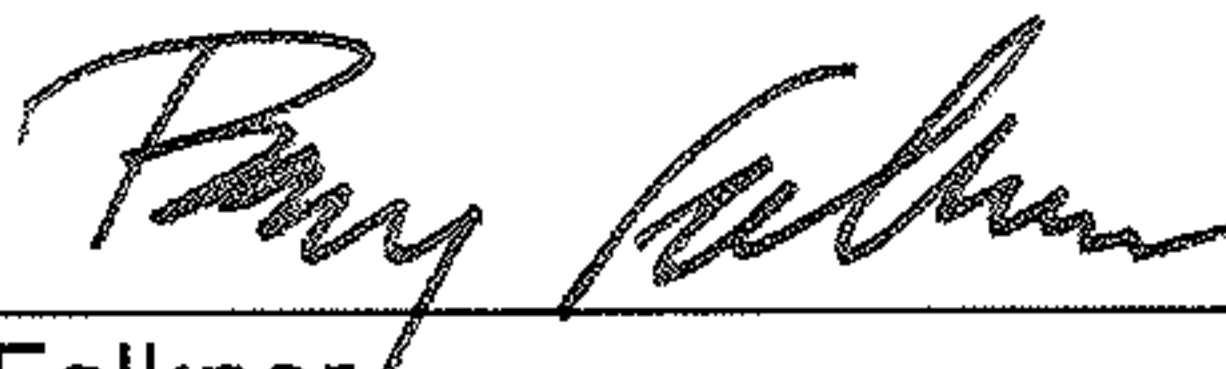
- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.


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: \$187,878.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Barry Falkner and Anna Falkner, a married woman, has/have hereunto set his/her/their hand(s) and seal(s) this 22nd day of May, 2018.



Barry Falkner


Anna Falkner

State of Alabama

County of Jefferson

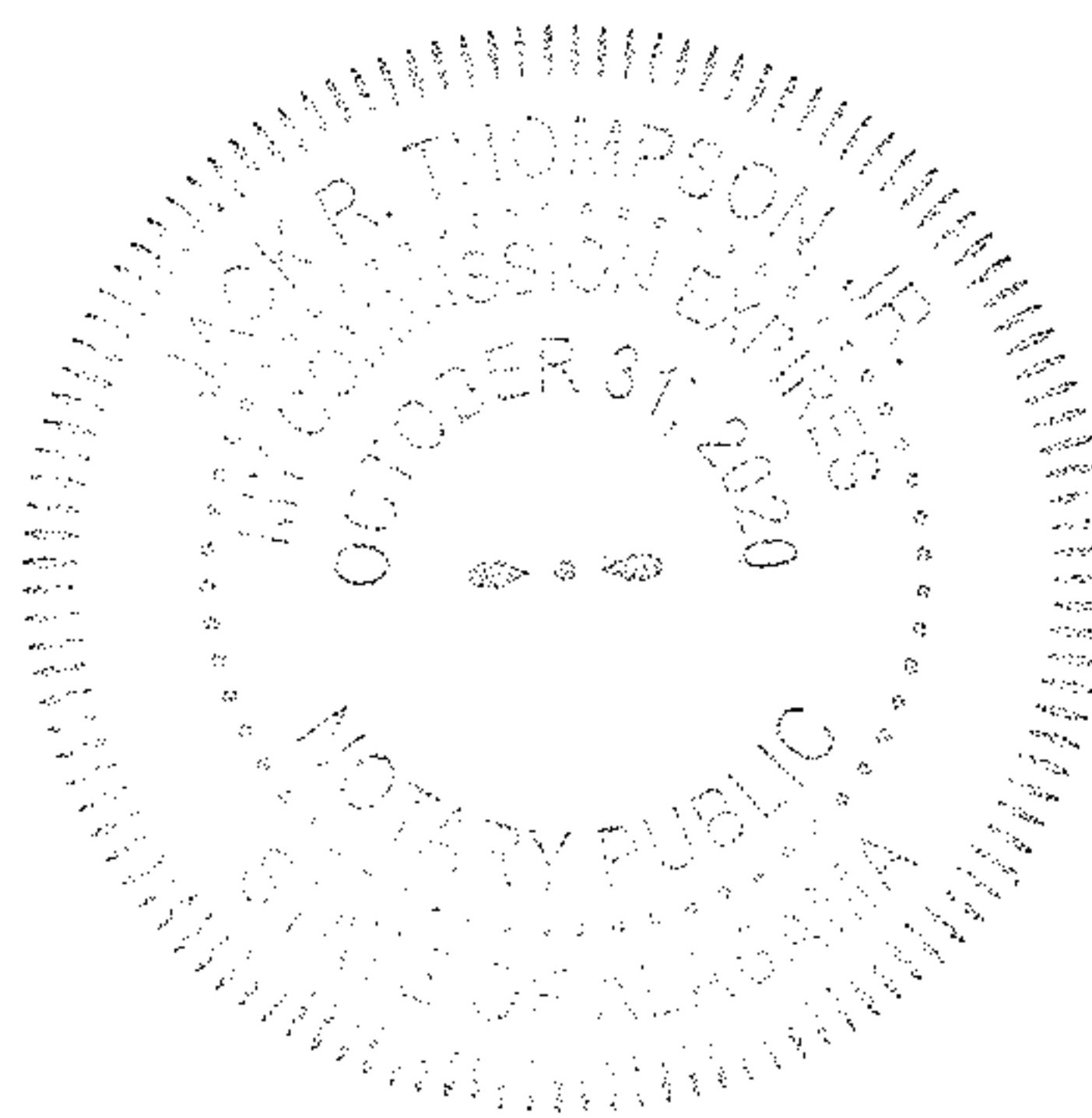
I, The undersigned, a notary for said County and in said State, hereby certify that Barry Falkner and Anna Falkner, a married woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that they, being informed the contents of said instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 21st of May, 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
05/23/2018 04:12:46 PM
\$19.00 CHARITY
20180523000179980

