

This Instrument Was Prepared By:

Rodney S. Parker, Attorney  
2550 Acton Road, Suite 210  
Birmingham, AL 35243  
Telephone: 205-982-2486  
File No. 2018-05-5560

Documentary Evidence: Sales Contract

20180601000191910 1/1 \$37.00  
Shelby Cnty Judge of Probate: AL  
06/01/2018 09:24:27 AM FILED/CERT

Send Tax Notice To:

Chad A. Kirkpatrick and  
Stephanie Pope Kirkpatrick  
4638 Wooddale Lane  
Pelham, AL 35124  
(Grantees' Mailing Address)

**WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA            )  
COUNTY OF SHELBY        )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Linda G. Lanzarotta**, a single individual, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Chad A. Kirkpatrick and Stephanie Pope Kirkpatrick**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 11, Block 5, according to the survey of Wooddale, Third Sector, as recorded in Map Book 5, page 133, in the Probate Office of Shelby County, Alabama.

\$138,380.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

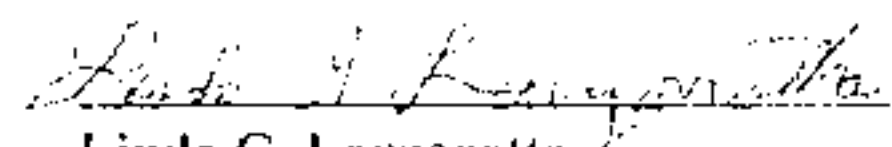
Linda G. Lanzarotta is the surviving grantee of that certain deed recorded in Book 391 page 566 in the Probate Office Of Shelby County, Alabama; the other grantee, Philip A. Lanzarotta, having died on or about November 22, 2009.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even 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, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantor does, for himself/herself, his/her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises, that he/she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his/her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his/her hand and seal, this 31st day of May, 2018.

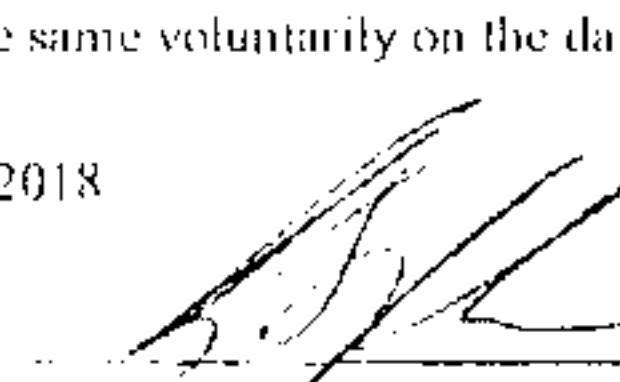
 (Seal)  
Linda G. Lanzarotta

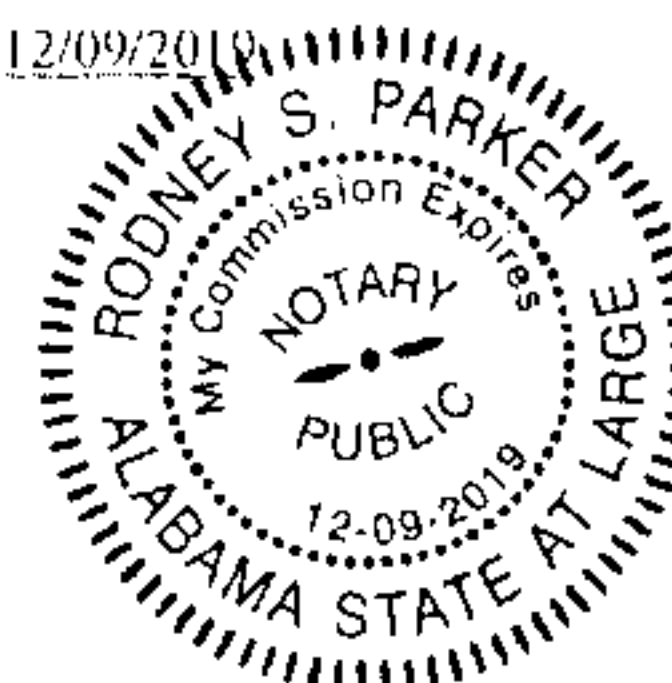
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Linda G. Lanzarotta**, a single individual, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 31st day of May, 2018

Shelby County, AL 06/01/2018  
State of Alabama  
Deed Tax \$22.00

  
Notary Public Rodney S. Parker  
My Commission Expires: 12/09/2019



Grantor's Mailing Address:

212 Oakmont Rd  
Birmingham, AL 35244