

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Ashleigh Cutcliffe Durbin
Gary Martin Durbin
2821 Berkeley Dr.
Birmingham, AL 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Seventy Thousand Dollars and No Cents (\$370,000.00)** 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

Roderick O Hicks and Delyne D Hicks, whose mailing address is:

2821 Berkeley Dr., Birmingham, AL 35242

20180604000195710

06/04/2018 02:13:47 PM

DEEDS 1/1

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

Ashleigh Cutcliffe Durbin and Gary Martin Durbin, whose mailing address is:

2821 Berkeley Dr., Birmingham, AL 35242

(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: 2821 Berkeley Dr., Birmingham, AL 35242 to-wit:

Lot 17, Block 2, according to the Amended Map of Woodford, as recorded in Map Book 8, Page 51A, B, C and D, in the Office of the Judge of Probate of Shelby County, Alabama.

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

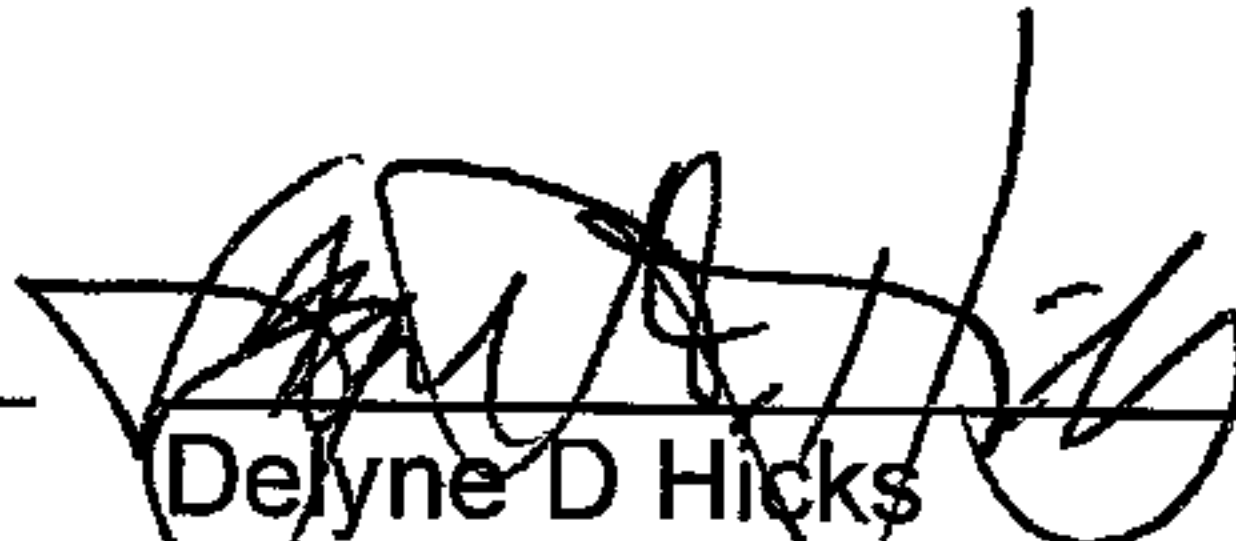
\$333,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

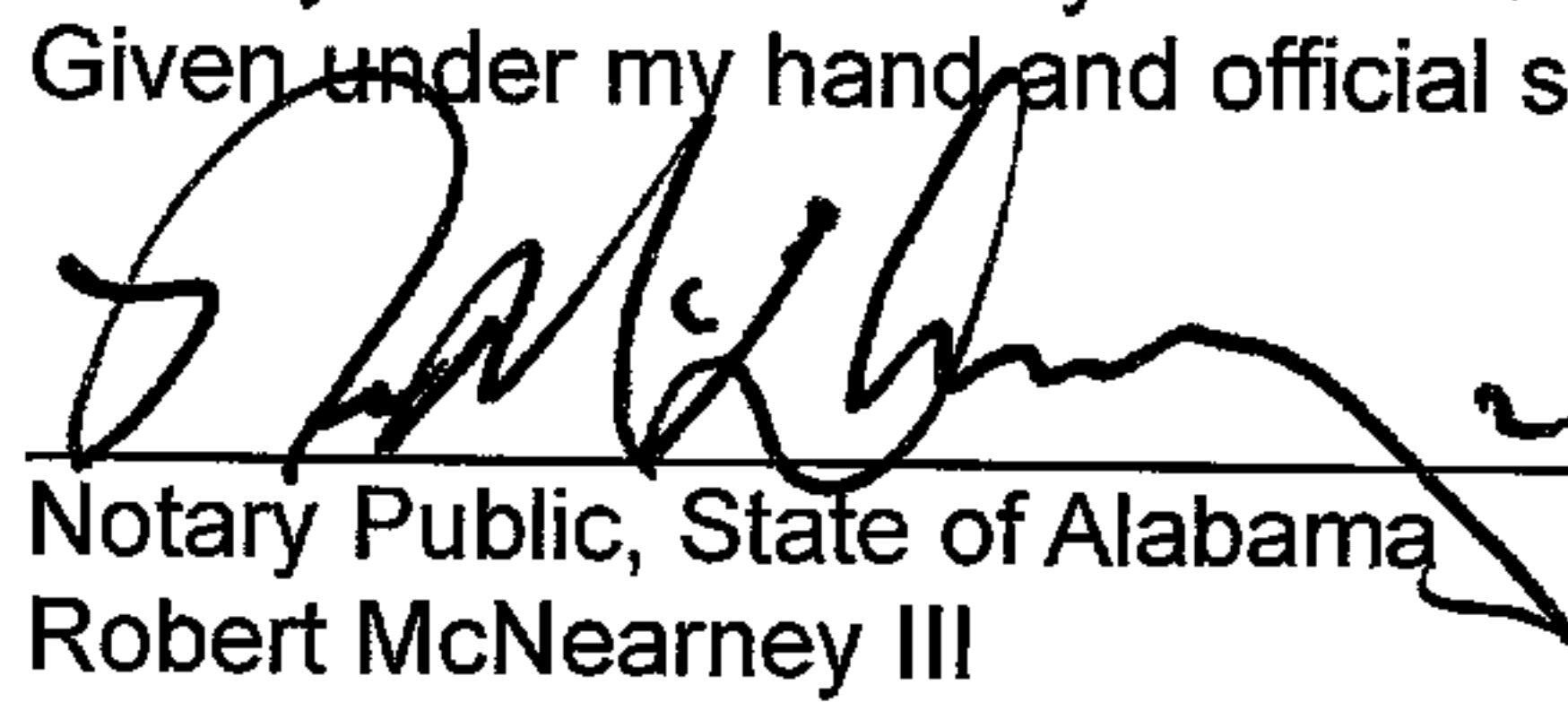
IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 31st day of May, 2018.


Roderick O Hicks


Delyne D Hicks

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roderick O Hicks and Delyne D Hicks, 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 31st day of May, 2018.


Notary Public, State of Alabama
Robert McNearney III
Printed Name of Notary

Commission Expires 11/5/21

Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
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