

**WARRANTY DEED  
With Right of Survivorship**

**STATE OF ALABAMA** )

**COUNTY OF SHELBY** ) **KNOW ALL MEN BY THESE PRESENTS:**

That **Judy R. Long**, a single person, of the first part, in consideration of **One Hundred Forty Thousand Five Hundred and 00/100 Dollars (\$140,500.00)** and other valuable consideration to them in hand paid by **Samuel B. King, Rosaline M. King, and Yolonda Gaiters**, of the second part, the receipt whereof is hereby acknowledged, do grant, bargain, sell and convey unto the said **Samuel B. King, Rosaline M. King, and Yolonda Gaiters**, for and during their natural lives and upon the death of any of them, then to the survivors of them for and during their natural lives and upon the death of all except the last survivor of them, then to such last survivor in fee simple, together with every contingent remainder and right of reversion, subject to the conditions, limitations and restrictions set out below, the following described real estate, to-wit:

**Lot 340 according to the survey of Waterford Village-Sector 2, as recorded in Map Book 30 Page 112 in the Probate Office of Shelby County, Alabama. (B-15934;jen)**

*Pursuant to §40-22-1, Code of Alabama 1975, the parties of the first part hereby attest and certify that the actual purchase price of the property conveyed by this deed is as set out above.*

Subject, however, to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land; encroachments or other matters or defects shown by a survey of said property.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, to the said **Samuel B. King, Rosaline M. King, and Yolonda Gaiters**, for and during their natural lives and upon the death of any of them, then to the survivors of them for and during their natural lives and upon the death of all except the last survivor of them, then to such last survivor in fee simple together with every contingent remainder and right of reversion.

Party of the first part's mailing address: 100 Swafford Guntersville, AL 35976

Party of the second part's mailing address: 161 Mayfair Lane, Calera, AL 35040

Property Address: 1133 Village Trail, Calera, AL, 35040

SEND TAX NOTICE TO: Sample

Shelby County, AL 06/19/2018  
State of Alabama  
Deed Tax \$3.00

And the said party of the first part, for herself and her heirs, covenant with the said parties of the second part that she is lawfully seized in fee simple of said premises; that the premises is free from all encumbrances except as herein set forth; that she has a good right to sell and convey the same as aforesaid; and that she will forever warrant and defend the same unto the said parties of the second part and their heirs and assigns, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal on this 15th day of June, 2018.

  
\_\_\_\_\_  
**Judy R. Long**

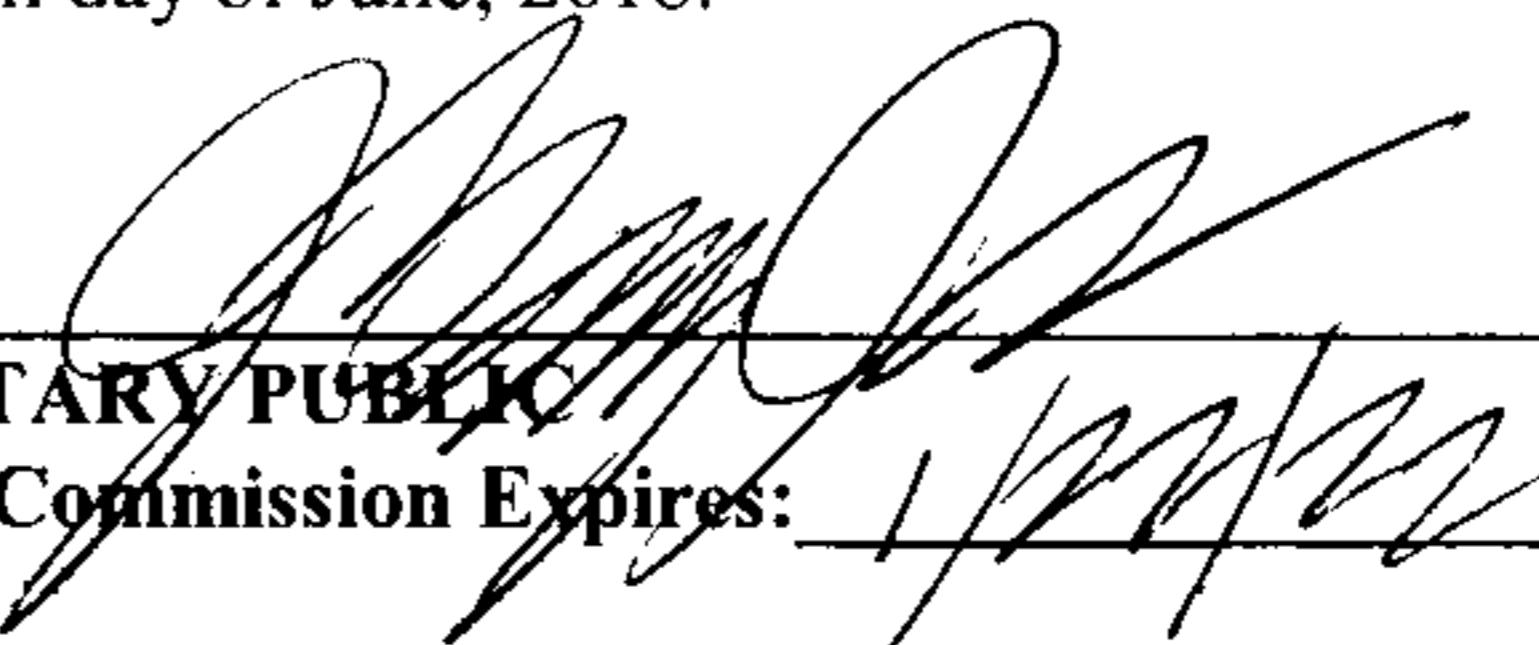
(Seal)

**STATE OF ALABAMA** )

**COUNTY OF MARSHALL** )

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Judy R. Long**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily for as the same bears date.

Given under my hand and seal this the 15th day of June, 2018.

  
\_\_\_\_\_  
**NOTARY PUBLIC**  
**My Commission Expires:** 1/20/22

This instrument was prepared by J. Barry Jones, Wright & Wright, P.C., 2313 Worth Street, Guntersville, Alabama. By preparing same, the scrivener does not expressly or by implication give any opinion or warranty as to the status of the title of the property conveyed herein.

