

Prepared by:
Sandy Johnson
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

20180703000236690
07/03/2018 10:39:58 AM
DEEDS 1/2

Send Tax Notice To:
Gary W Waters
Lynn Waters
131 Pelham Heights Road
Pelham, AL 35124

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Twenty Seven Thousand Dollars and No Cents (\$27,000.00) 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

Willie Tommie and John Hobson Tommie, wife and husband, whose mailing address is:

112 Housat Mill Lane, Pelham, AL 35124

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

Gary W Waters and Lynn Waters, whose mailing address is:

131 Pelham Heights Road, Pelham, AL 35124

(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: 605 Pelham Heights Rd., Pelham, AL 35124 to-wit:

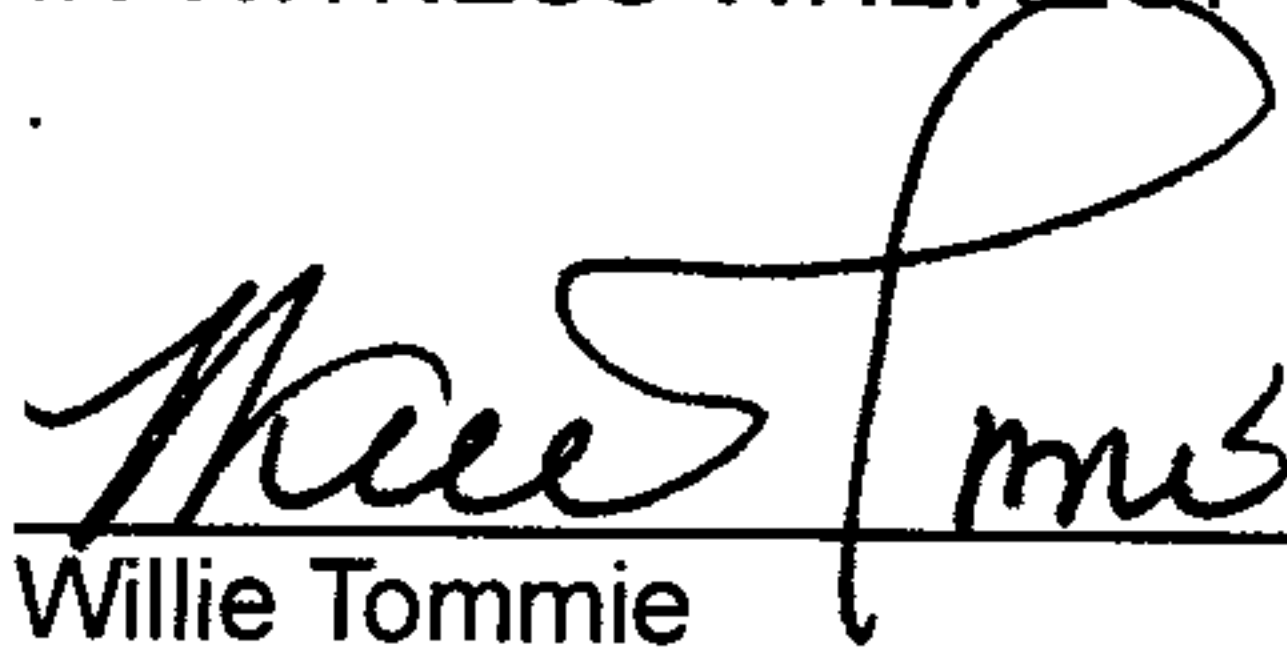
A part of the Northeast one Quarter of the Northwest one Quarter of Section 23, Township 20 South, Range 3 West, more particularly described as follows: Commence at the Northwest corner of the Northeast one Quarter of the Northwest one Quarter of Section 23 and run in a Southerly direction along the West boundary line of the Northeast one Quarter of the Northwest one Quarter of said Section 23 a distance of 979.94 feet; thence turn an angle of 89 degrees 51 minutes to the left and run easterly 1006.71 feet to the point of beginning of tract herein described; thence turn an angle of 76 degrees 14 minutes to the left and run Northeasterly 83.12 feet (Deed 88.10) to a point on the South right of way line of the Helena, Pelham County Road; thence turn an angle to the right of 114 degrees 51 minutes 34 seconds (said angle being measured from last described course to the tangent of the following course, said course being situated on a curve to the left having a central angle of 14 degrees 31 minutes 40 seconds and a radius of 614.64 feet); thence along the arc of said curve in a Southeasterly direction along the Westerly right of way line of Pelham, Helena Highway for a distance of 155.84 feet; thence turn an angle to the right of 92 degrees 57 minutes 06 seconds (said angle being measured from tangent of last described course to the following course) and run in a Southwesterly direction for a distance of 116.30 feet; thence turn an angle to the right of 82 degrees 16 minutes and run in a Northwesterly direction a distance of 122 feet; thence turn an angle to the right of 84 degrees 27 minutes and run in a Northeasterly direction for a distance of 65.25 feet to the point of beginning. Situated in Shelby County, Alabama.

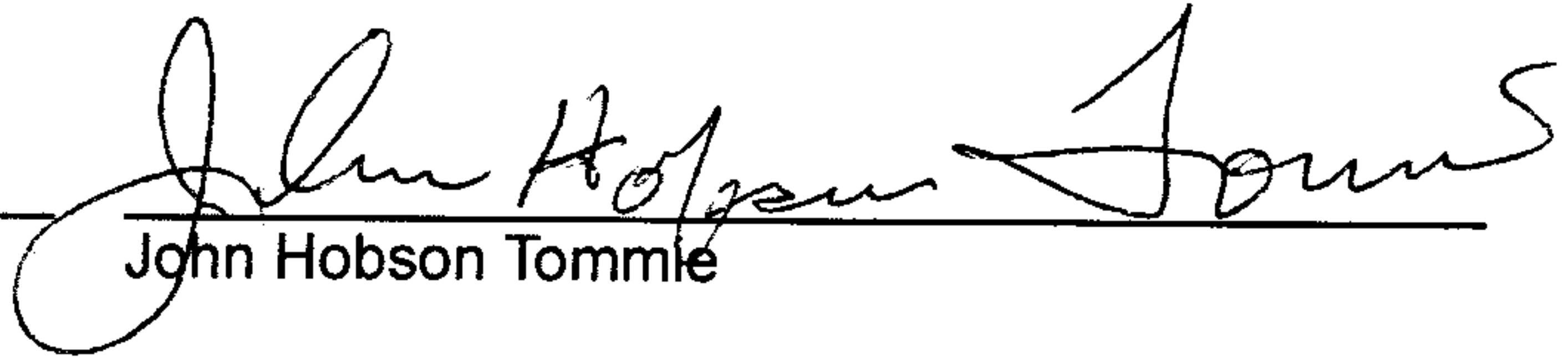
Subject to: All easements, restrictions and rights of way of record.

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 2nd day of July, 2018

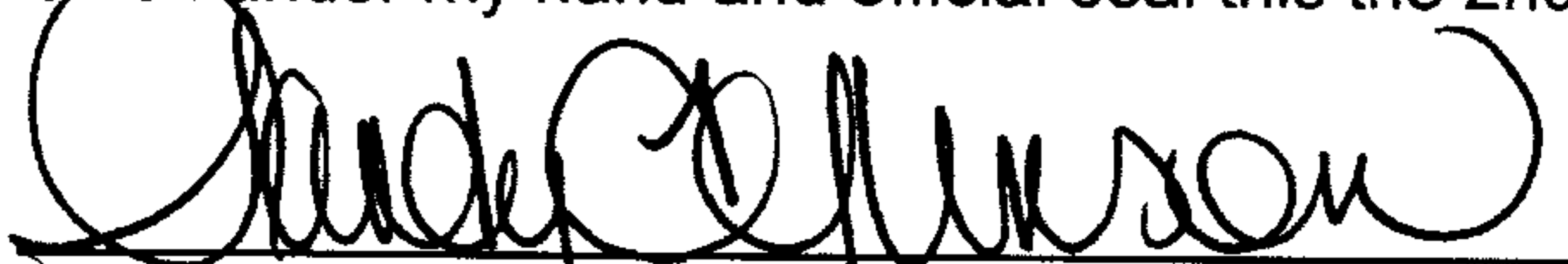

Willie Tommie


John Hobson Tommie

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Willie Tommie and John Hobson Tommie, 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 2nd day of July, 2018.

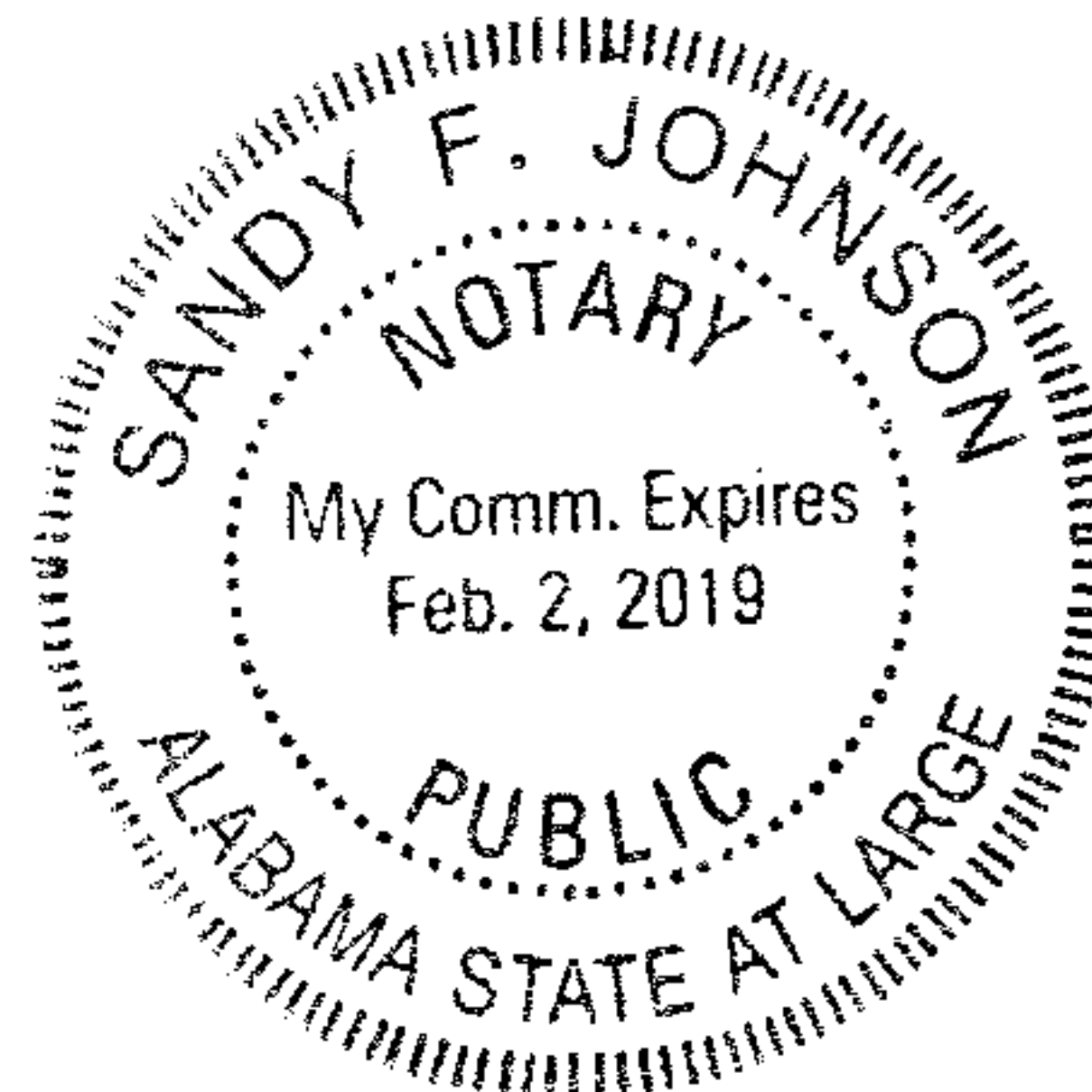


Notary Public, State of Alabama

Sandy Johnson

Printed Name of Notary

My Commission Expires: February 02, 0219



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/03/2018 10:39:58 AM
\$45.00 DEBBIE
20180703000236690

