

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:
Richard W. Sanders and Kristin M. Sanders
5538 Timber Hill Rd
Birmingham, AL 35242

20180724000263150
07/24/2018 12:50:07 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 \$231,000.00, 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, Artis G. Tyree and Twila F. Tyree, a married couple (the "Grantor", whether one or more), whose mailing address is 2646 Preserve Court, Bham, AL 35243, do hereby grant, bargain, sell, and convey unto Richard W. Sanders and Kristen M. Sanders (the "Grantees"), whose mailing address is 5538 Timber Hill Rd, Birmingham, AL 35242, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 5538 Timber Hill Rd, Birmingham, AL 35242; to-wit:

Part of the NW 1/4 of the NE 1/4 of Section 27, Township 19 South, Range 2 West, more particularly described as follows:

Begin at the NE corner of Lot 3, Block 3, of Cherokee Forest - First Sector, as recorded in Map Book 5, Page 17, in the Office of the Judge of Probate in Shelby County, Alabama; thence Easterly along the projection of the Northerly line of said Lot 3, a distance of 200 feet; thence 90° right in a Southerly direction a distance of 174.00 feet; thence 90° right in a Westerly direction a distance of 200 feet to a point on the Easterly line of said Lot 3; thence 90° right in a Northerly direction along said Easterly line a distance of 174.00 feet to the Point of Beginning.

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: \$229,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Artis G. Tyree and Twila F. Tyree, has/have hereunto set his/her/their hand(s) and seal(s) this 20th day of July, 2018.

Artis G. Tyree
Artis G. Tyree

Twila F. Tyree
Twila F. Tyree

State of Alabama

County of Jefferson

I, the Undersigned, a notary for said County and in said State, hereby certify that Artis G. Tyree and Twila F. Tyree, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 20th of July, 2018.

Patrick Skyler Murphy
Notary Public

Commission Expires: June 19, 2022



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/24/2018 12:50:07 PM
\$20.00 CHERRY
20180724000263150

James W. Fuhrmeister