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DEEDS 1/1

Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Warren L Miller
Emily P Miller
1414 Belmont Lane
Helena, AL 35080

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Forty Thousand Dollars and No Cents (\$240,000.00)** 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

David W. Hargett and Georgina Hargett, husband and wife, whose mailing address is:

1414 Belmont Lane, Helena, AL 35080

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

Warren L Miller and Emily P Miller, whose mailing address is:

4447 Old Cahaba Parkway, Helena, AL 35080

(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: 1414 Belmont Lane, Helena, AL 35080 to-wit:

Lot 5, according to the Resurvey of Dearing Downs, 5th Sector, as recorded in Map Book 10, Page 71, in the Probate Office of Shelby County, Alabama.

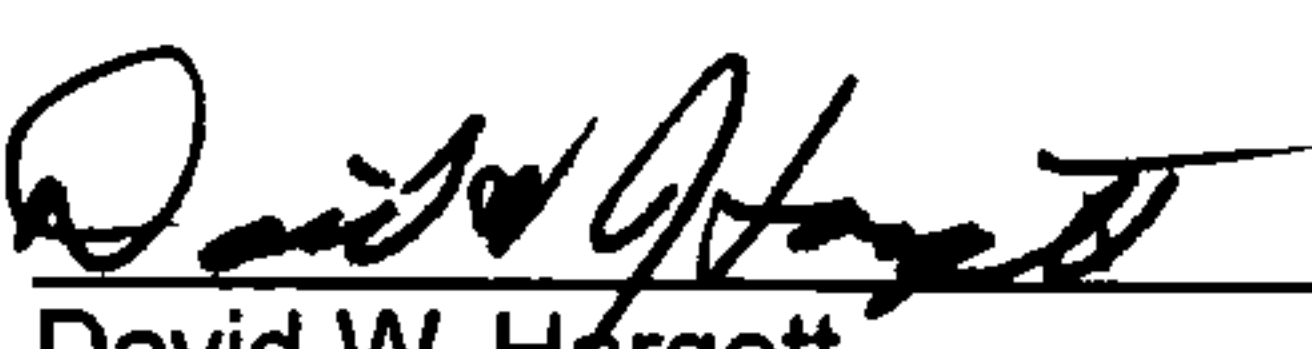
Subject to: All easements, restrictions and rights of way of record.

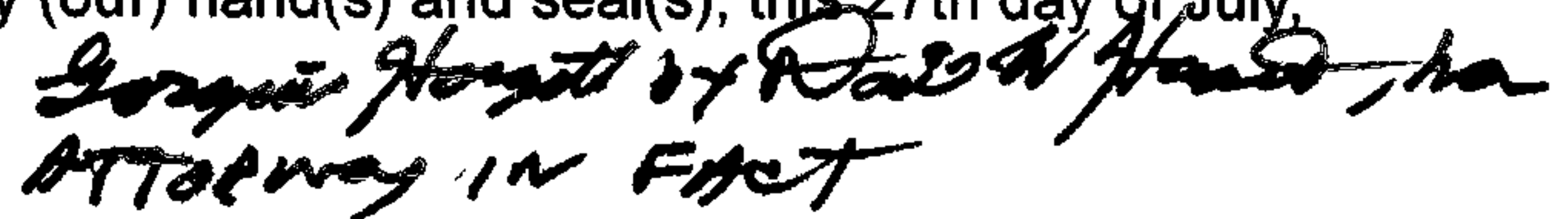
\$235,653.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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 27th day of July, 2018.


David W. Hargett

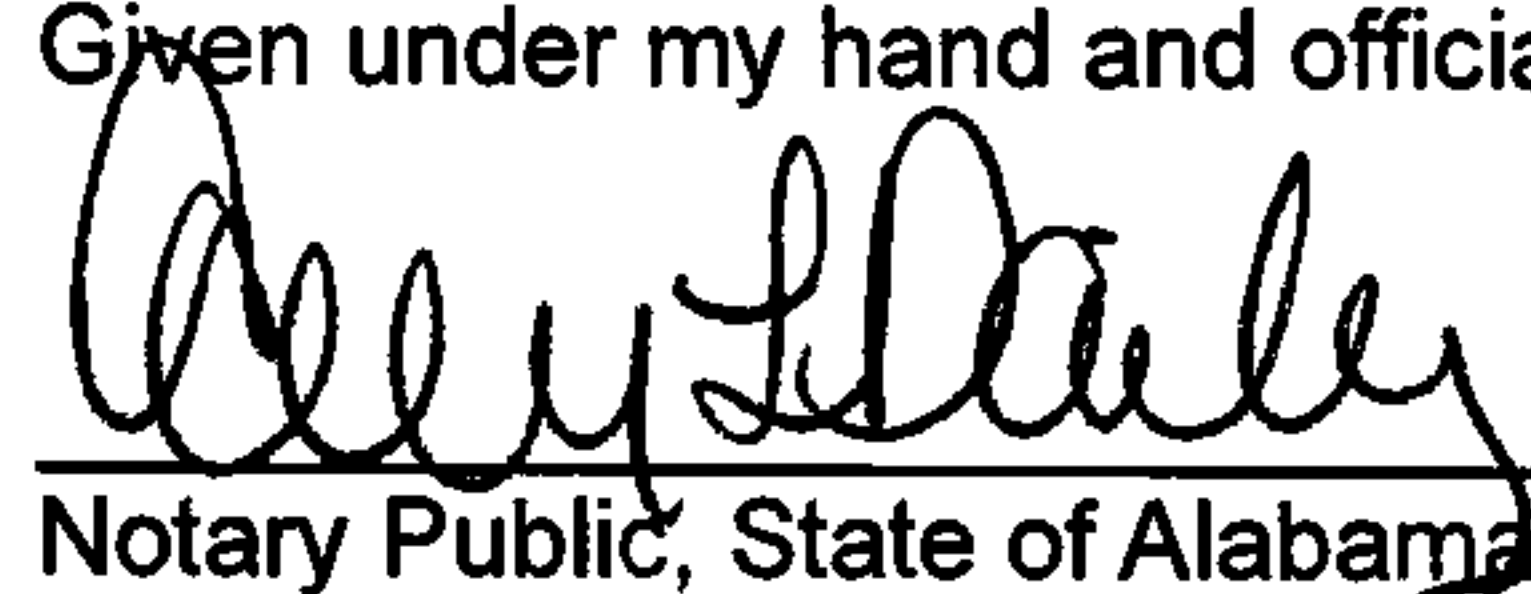

Georgina Hargett by David W. Hargett, her
Attorney in Fact

Georgina Hargett by David W. Hargett, her
Attorney in Fact

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David W. Hargett and David W. Hargett, as Attorney in Fact for Georgina Hargett, 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 with full authority on the day the same bears date.

Given under my hand and official seal this the 27th day of July, 2018.


Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/03/2018 01:18:57 PM
\$19.50 CHARITY