

20180817000295390
08/17/2018 03:50:16 PM
DEEDS 1/2

This Instrument was Prepared by:

Lauren N. Smith, Esquire
80 N Village Dr
Gardendale, AL 35071
File No.: 186039

Send Tax Notice To: Benjamin D. Smith
Angela J. Smith
633 Rosebury Rd
Helena, AL 35080

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Thirty Seven Thousand Five Hundred Dollars and No Cents (\$337,500.00)**, 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, **Matthew T Monroe and Lori M Monroe, a married couple,** whose mailing address is 2764 Bowler Harbor Ave Kalamazoo MI 49009 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Benjamin D. Smith and Angela J. Smith,** whose mailing address is **633 Rosebury Rd, Helena, AL 35080** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **633 Rosebury Rd., Helena, AL 35080**; to wit;

Lot 384, according to the Survey of Hillsboro Subdivision, Phase III, as recorded in Map Book 39, Page 123 A, B and C, in the Probate Office of Shelby County, Alabama.

Property may be subject to all taxes, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$270,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them 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 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 16th day of August, 2018.

Matthew T. Monroe
Matthew T Monroe

Lori M. Monroe
Lori M Monroe

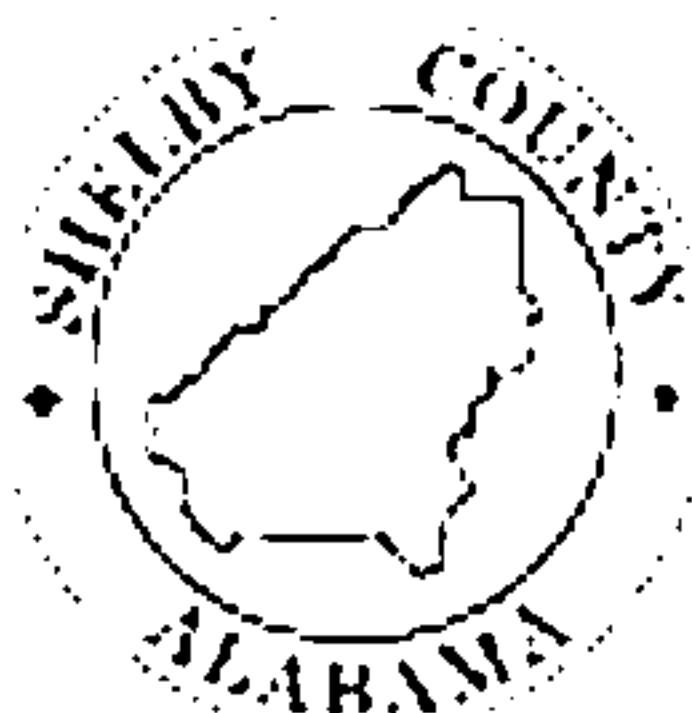
State of MICHIGAN

County of Kalamazoo

I, PATRICIA M. BRUES, a Notary Public in and for the said County in said State, hereby certify that Matthew T Monroe and Lori M Monroe, 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 16th day of AUGUST, 2018.

PATRICIA M. BRUES Pat M
Notary Public, State of MICHIGAN
COUNTY OF Kalamazoo
My Commission Expires: 6-25-2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/17/2018 03:50:16 PM
\$85.50 CHERRY
20180817000295390

James W. Fuhrmeister