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08/27/2018 12:00:02 PM
DEEDS 1/2

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

Send Tax Notice To:
Aura Wooley
Dwight Wooley
368 Union Station Way
Calera, AL 35040

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty Five Thousand Dollars and No Cents (\$145,000.00) 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

Thomas Keith Reynolds, Jr. and Bethany Reynolds, husband and wife, whose mailing address is:

368 Union Station Way, Calera, AL 35040

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

Aura Wooley and Dwight Wooley, whose mailing address is:

150 11th Ave South East, Alabaster, AL 35007

(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: 368 Union Station Way, Calera, AL 35040 to-wit:

Lot 23, according to the Survey of Union Station, Phase 1, as recorded in Map Book 41, page 41, in the Probate Office of Shelby County, Alabama.

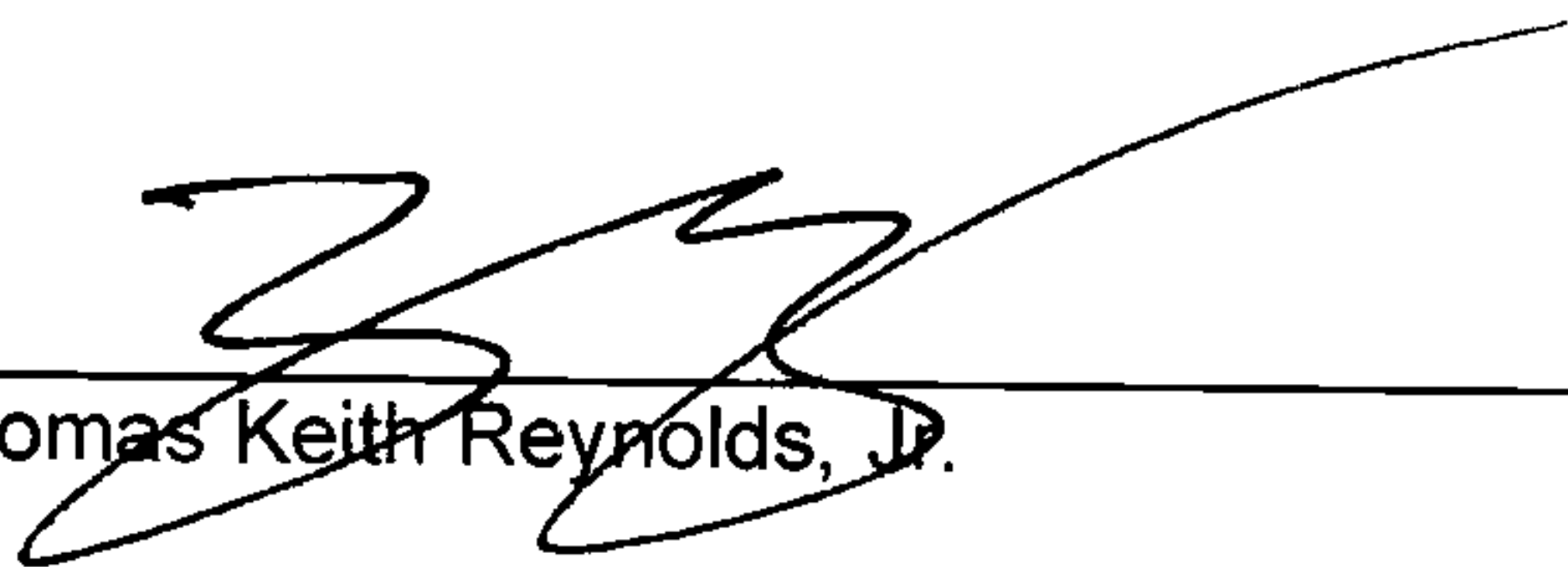
Subject to: All easements, restrictions and rights of way of record.

\$145,000.00 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 14th day of August, 2018.

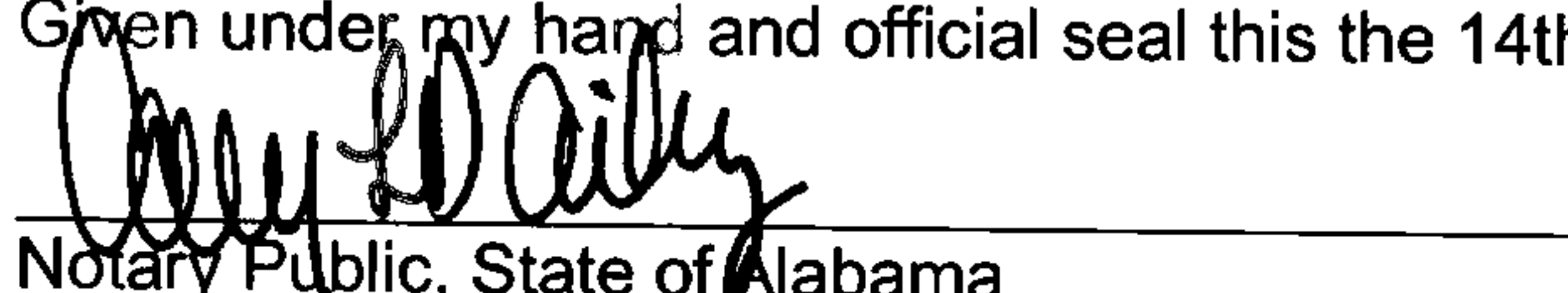

Thomas Keith Reynolds, Jr.


Bethany Reynolds

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas Keith Reynolds, Jr. and Bethany Reynolds, 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 14th day of August, 2018.


Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: 5/17/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/27/2018 12:00:02 PM
\$19.00 CHERRY
20180827000306780

