

**This Instrument Was Prepared By:**  
Rodney S. Parker, Attorney at Law  
2550 Acton Road, Suite 210  
Birmingham, AL 35243  
Telephone: 205-982-2486  
File No. 2018-08-5675  
Documentary Evidence: Sales Contract

**Send Tax Notice To:**  
Terry Chapman and  
Taryn P. Chapman  
5450 Fletcher Road  
McCalla, AL 35111  
(Grantees' Mailing Address)

**WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA            )  
COUNTY OF SHELBY        )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Forty-Seven Thousand and 00/100 Dollars (\$47,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Tera Jane K. Seanor**, a married individual, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Terry Chapman and Taryn P. Chapman**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 98A, a Corrected Resurvey of Lots 3, 19, 20, 21, 22, 23, 24, 93, 96, 97, 98, 99, 100, 101, 102, 103, 104 and 105, Bulley Creek Farm Development 1<sup>st</sup> Sector, and acreage, as recorded in Map Book 40, Page 146, as corrected at Map Book 42, Page 4, in the Probate Office of Shelby County, Alabama.


Subject property does not constitute the homestead of the Grantor herein, as defined by the Code of Alabama.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy 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, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantor does, for himself/herself, his/her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that he/she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his/her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

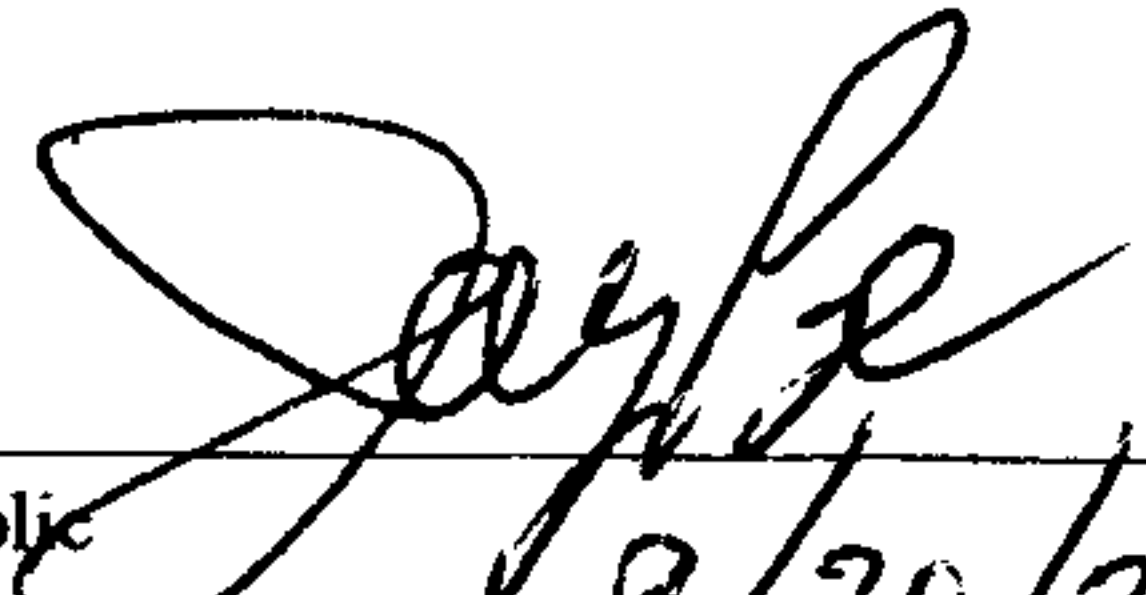
IN WITNESS WHEREOF, the said Grantor has set his/her hand and seal, this 28<sup>th</sup> day of August, 2018.

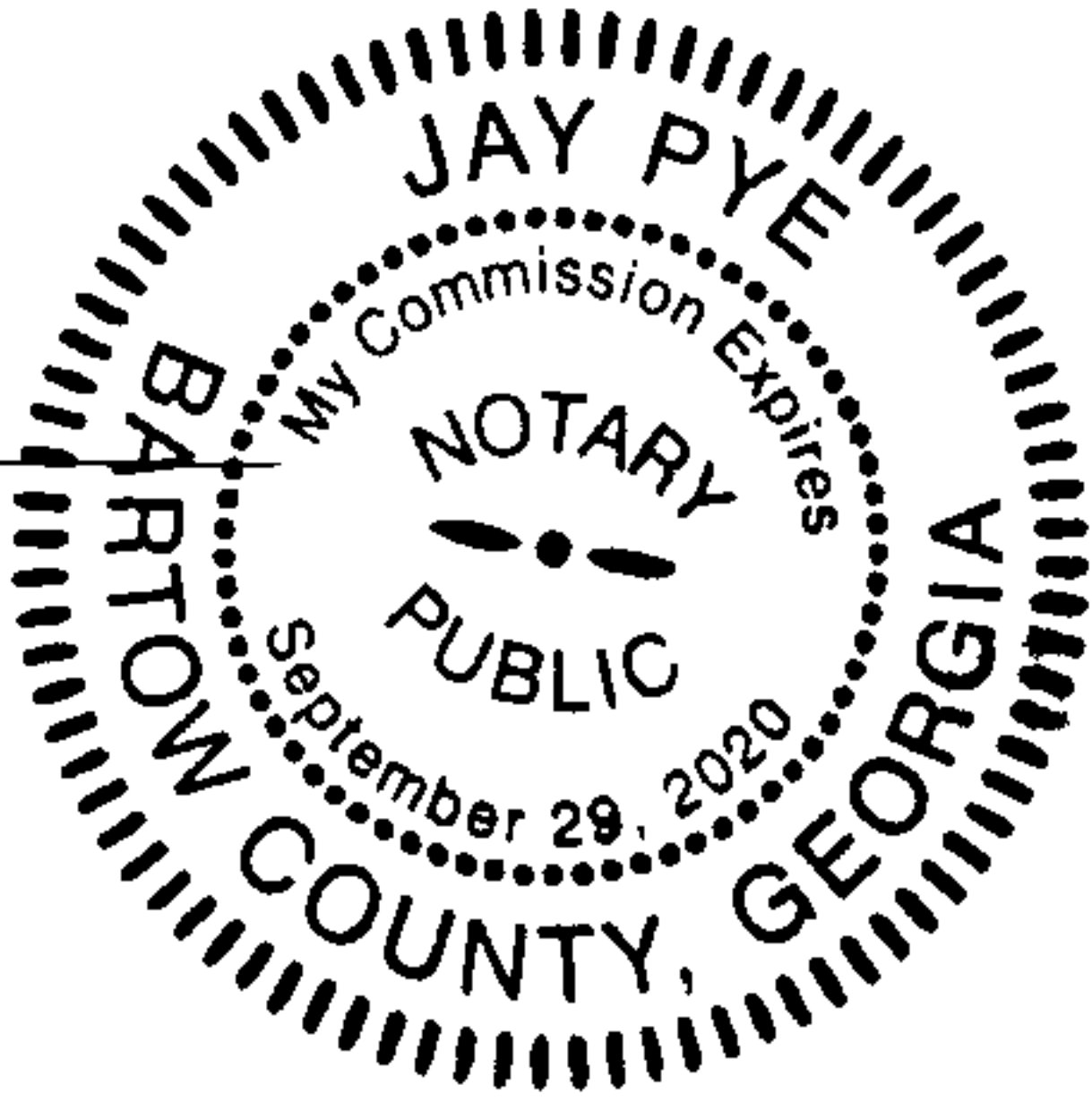
  
Tera Jane K. Seanor (Seal)

STATE OF GEORGIA  
COUNTY OF Bartow

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tera Jane K. Seanor**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 28<sup>th</sup> day of August, 2018.

  
Notary Public  
My Commission Expires: 9/29/20



**Grantor's Mailing Address:**  
59 Seminole Trail S.W.  
Cartersville, GA 30120



20180904000316260 1/1 \$62.00  
Shelby Cnty Judge of Probate, AL  
09/04/2018 09:12:10 AM FILED/CERT

Shelby County, AL 09/04/2018  
State of Alabama  
Deed Tax: \$47.00