



20180913000330200 1/2 \$52.00
Shelby Cnty Judge of Probate, AL
09/13/2018 03:24:08 PM FILED/CERT

This instrument prepared by:
John Hollis Jackson, Jr.
Jackson & Jackson, LLP
P. O. Box 1818
Clanton, AL 35046

Shelby County, AL 09/13/2018
State of Alabama
Deed Tax: \$34.00

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Sixty-Nine Thousand Nine Hundred and no/100 (\$169,900.00) Dollars to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **David E. Thomas and wife, Melinda Thomas** (herein referred to as grantors), do grant, bargain, sell and convey unto **Linda K. Sanders and Billy G. Sanders** (herein referred to as grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 34, according to Survey of Ivanhoe, as recorded in Map Book 6, Page 58, and amended Map of Ivanhoe, as recorded in Map Book 6, Page 70, in Probate Office of Shelby County, Alabama.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

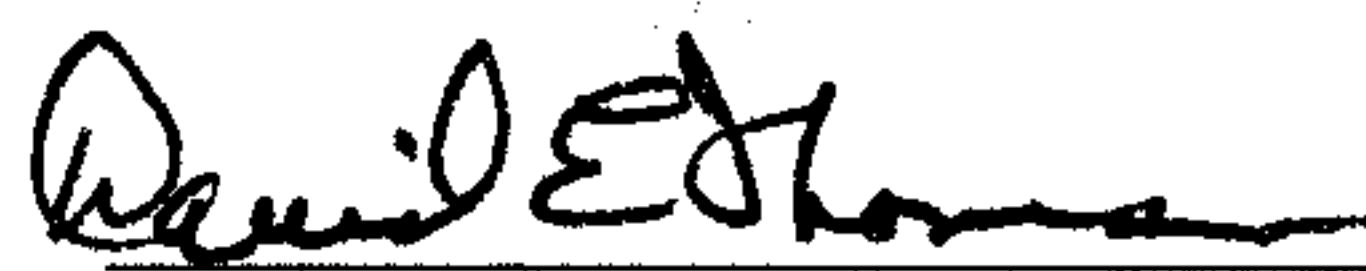
\$135,920.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 30th day of August, 2018.



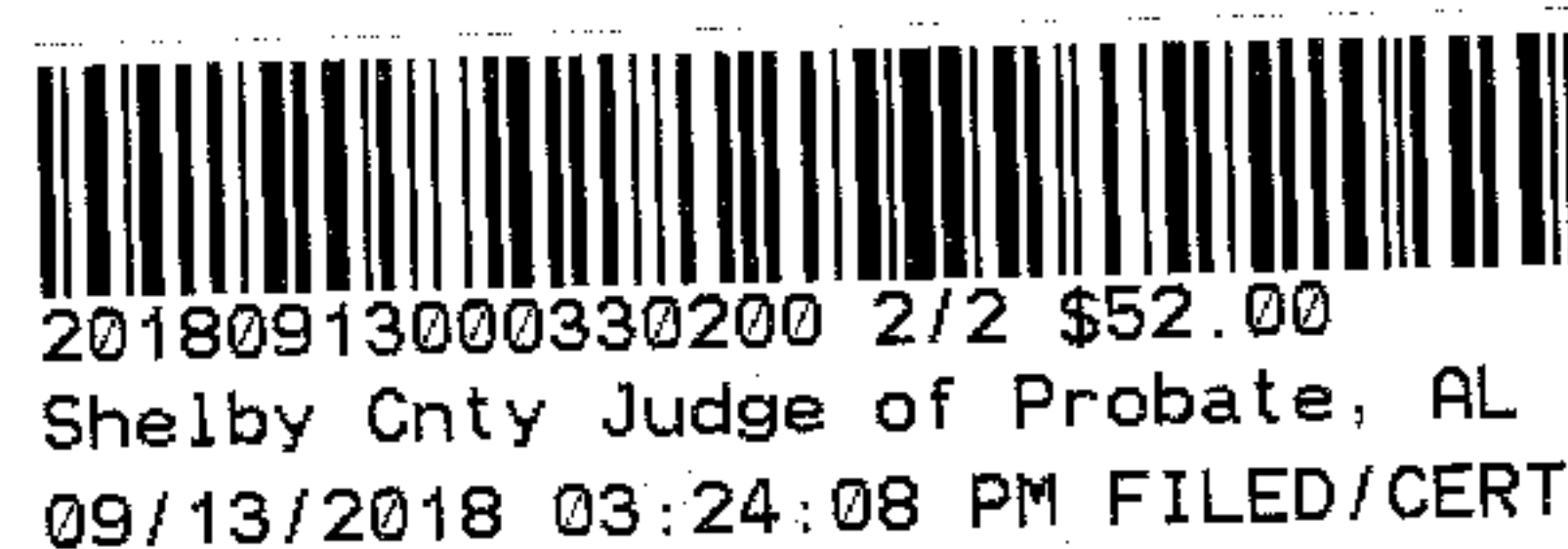
David E. Thomas



Melinda Thomas

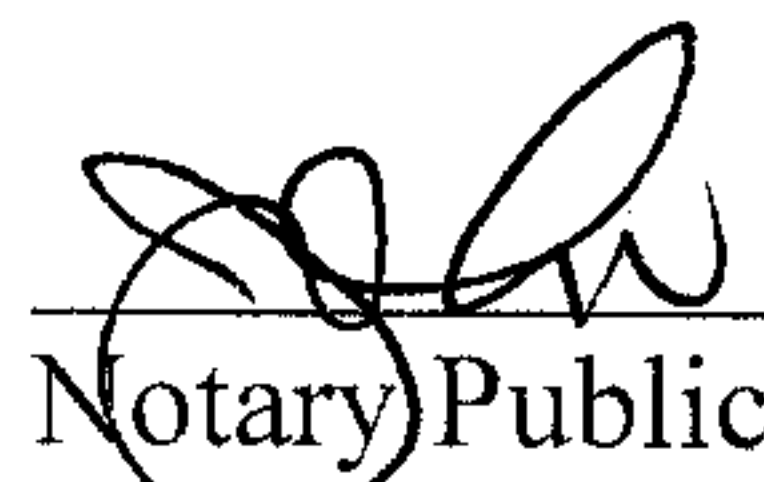
STATE OF ALABAMA

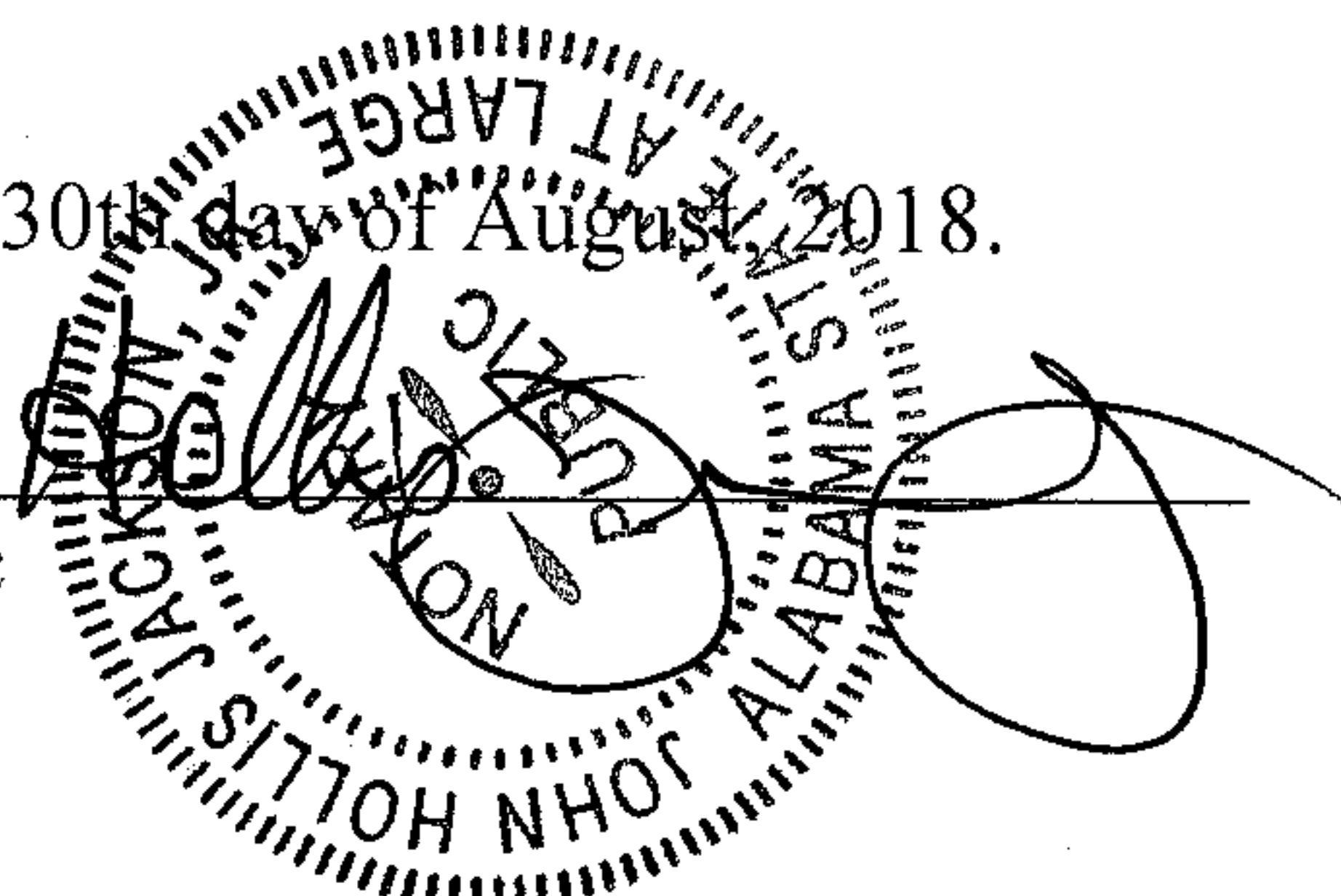
CHILTON COUNTY



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David E. Thomas and Melinda Thomas, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of August, 2018.


Notary Public



Address of Grantee:

20 SAXON LN.
CALERA, AL 35040

Address of Grantor:

5646 HWY 61
WILSONVILLE, AL 36186

Property Address:

20 Saxon Lane
Calera, AL 35040