

THIS DEED WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
Laurie Ann Burton Garner & Jody Lee Garner
Calera, Alabama 35040

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, LISA BURTON, a widow woman [herein referred to as Grantor, whether one or more], do grant, bargain, sell and convey unto LAURIE ANN BURTON GARNER and spouse, JODY LEE GARNER [herein referred to as Grantees], as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 2, Burton's Addition to Calera, as shown on plat recorded in Map Book 47, Page 61 in the Probate Office of Shelby County, Alabama.

Subject to:

- * **Rights or claims of parties in possession of the above described property not shown by the public records.**
- * **Easements or claims thereof, which are not shown by the public records.**
- * **Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title to the above described property that would be disclosed by an accurate and complete land survey of the land.**
- * **Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.**
- * **Ad Valorem taxes for the year 2018, and subsequent years.**
- * **Municipal improvements, taxes, assessments and fire district dues against subject property, if any.**
- * **Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damages to persons or property as a result of the exercise of such rights.**
- * **Right of way granted to State of Alabama for Federal Highway I-65.**
- * **Right of way granted to State of Alabama as set forth in Deed Book 197, page 465, in the Office of the Judge of Probate of Shelby County, Alabama.**

Lisa Burton is the surviving Grantee in that certain deed recorded in Instrument Number 20171229000464740 in the Office of the Judge of Probate of Shelby County, Alabama; the other Grantee, Bart L. Burton, having died on or about February 3, 2018.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 or reversion.

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that same is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

Shelby County, AL 10/04/2018
State of Alabama
Deed Tax:\$22.00


20181004000355280 1/2 \$40.00
Shelby Cnty Judge of Probate, AL
10/04/2018 03:24:09 PM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of
September, 2018.

Lisa Burton
LISA BURTON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that, LISA BURTON, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of September, 2018.

Foster D. Key
NOTARY PUBLIC
My Commission Expires
FOSTER D. KEY
My Commission Expires
July 13, 2021

Grantor's Name: Lisa Burton

Grantees name: Laurie Ann Burton Garner
Jody Lee Garner

Mailing Address: 745 Highway 304
Calera, AL 35040

Calera, AL 35040

Property Address:

Date of Sale:
Total Purchase Price
or
Actual Value
or
Assessor's Market Value: \$21,740.00

Bill of Sale
 Sales Contract
 Closing Statements

Appraisal
 Other: Tax Assessor

