

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Richard Alan Blackerby and Jordan Ashley
Danielle Blackerby
536 Overhill Drive
Pelham, AL 35124

20181015000364940
10/15/2018 12:56:13 PM
DEEDS 1/2

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$180,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, William D. Davis and Angel L. Davis, a married couple (the "Grantor", whether one or more), whose mailing address is 118 Cameron Drive, Chelsea, AL 35043, do hereby grant, bargain, sell, and convey unto Richard Alan Blackerby and Jordan Ashley Danielle Blackerby (the "Grantees"), whose mailing address is 536 Overhill Drive, Pelham, AL 35124, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 536 Overhill Drive, Pelham, AL 35124; to-wit:

Lot 11 and Lot 10 except the Southwest 30 feet of Lot 10, Block 5, according to the Map of Oak Mountain Estates, Third Sector, as recorded in Map Book 5, Page 83, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor 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 same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$170,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, William D. Davis and Angel L. Davis, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 12th day of October, 2018.

William Davis
William D. Davis
Angel Davis
Angel L. Davis

State of Alabama

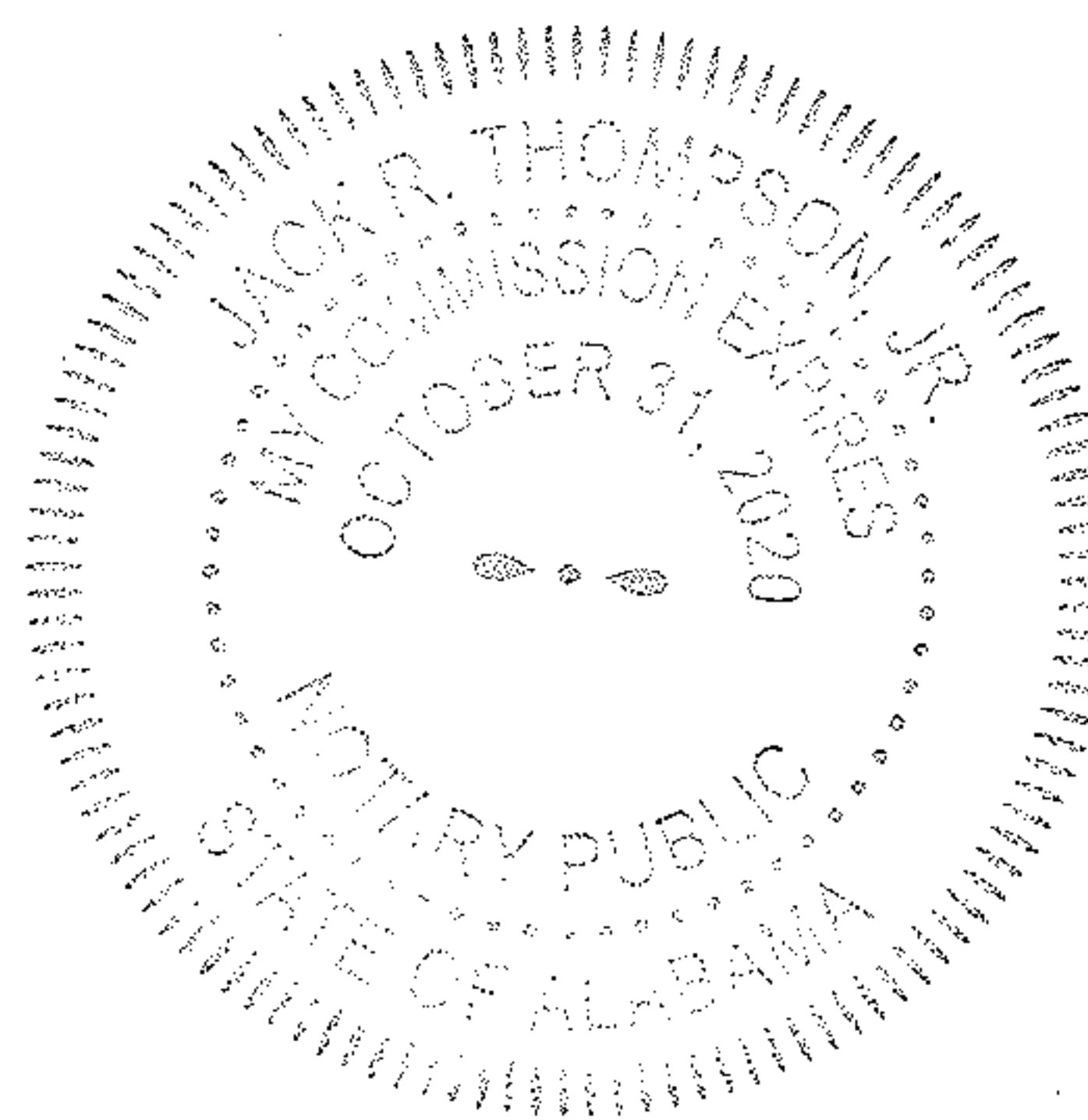
County of Jefferson

I, The undersigned, a notary for said County and in said State, hereby certify that William D. Davis and Angel L. Davis, a married couple, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 12th of October, 2018.

[Signature]
Notary Public

Commission Expires: 10/31/2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/15/2018 12:56:13 PM
\$28.00 CHERRY
20181015000364940

Alicia S. Bayl