

Send tax notice to: Tanner Haston Hillis, 149 Linwood Rd., Sterrett, Al. 35147

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

**WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
County of Shelby

20181105000390830  
11/05/2018 10:20:48 AM  
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred ten thousand and no/100 (\$310,000.00) Dollars** 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

Katherine D. Logan, an unmarried woman, whose mailing address is:

865 Cable Dr. Hoover, AL 35226

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

Tanner Haston Hillis and Lindsey Elaine Hillis, whose mailing address is:

149 Linwood Rd., Sterrett, Al. 35147

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 149 Linwood Rd., Sterrett, Al. 35147 to-wit:

Lot 461, according to the Survey of Forest Parks 4<sup>th</sup> Sector, Phase 1, as recorded in Map Book 23, Page 99 in the Probate Office of Shelby County, Alabama.

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

\$263,500 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 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(s) and seal(s) this 2<sup>nd</sup> day of November, 2018.

Katherine D. Logan  
(SEAL)  
KATHERINE D. LOGAN

State of ALABAMA  
County Of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Katherine D. Logan, an unmarried woman, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2 day of November 2018.



My commission expires:

5/12/23

NOTARY PUBLIC

MARCUS HUNT  
Notary Public, Alabama State At Large  
My Commission Expires  
May 12, 2021



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/05/2018 10:20:48 AM  
\$64.50 CHARITY  
20181105000390830

Alein S. Bayl