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11/27/2018 01:07:08 PM

DEEDS 1/3

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Cory W Spradlin
Sarah Spradlin
2523 Elizabeth Dr.
Pelham, AL 35124

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Ninety One Thousand Nine Hundred Dollars and No Cents (\$191,900.00) 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

Edward Gordon, an unmarried man, whose mailing address is:

2523 Elizabeth Dr., Pelham, AL 35124

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

Cory W Spradlin and Sarah Spradlin, whose mailing address is:

828 Treymoor Lake Ct., Alabaster, AL 35007-3176

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 2523 Elizabeth Dr., Pelham, AL 35124 to-wit:

A parcel of land on Elizabeth Drive adjacent to and east of Lot 2, Royal Oaks Second Sector, as recorded in Map Book 7, Page 77 in the Office of the Judge of Probate of Shelby County, Alabama, said parcel being described by metes and bounds as follows:

Commence at the Northeast corner of the NE 1/4 of the NW 1/4 Section 2 Township 20 South Range 3 West, Shelby County, Alabama and run thence Westerly along the North line of said Section 2 a distance of 375.90 feet to the point of beginning of the property being described; thence continue along last described course a distance of 98.00 feet to the Northeast corner of said Lot 2 of Royal Oaks, Second Sector, thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and run Southerly a distance of 59.27 feet to a point; thence turn a deflection angle of 1 degree 08 minutes 12 seconds left and continue a distance of 90.75 feet to a point on the North margin of Elizabeth Drive; thence turn a deflection angle of 88 degrees 51 minutes 48 seconds left and run Easterly along said margin of said street a distance of 75.00 feet to a point; thence turn a deflection angle of 74 degrees 58 minutes 06 seconds left and run a distance of 49.52 feet to a point; thence turn a deflection angle of 10 degrees 21 minutes 21 seconds left run Northerly a distance of 102.52 feet to the point of beginning; being situated In Shelby County, Alabama.

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

\$172,710.00 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.

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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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 21st day of November, 2018.


Edward Gordon JR.

State of California
County of Merced

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward Gordon, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of November, 2018.

SEE ATTACHED FOR
NOTARY CERTIFICATE

Notary Public



Printed Name of Notary

My Commission Expires: 10/05/2022

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Merced



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/27/2018 01:07:08 PM
\$40.50 CHARITY
20181127000414990

Angela S. Bayl

On November 20, 2018 before me, Angela Molina, NOTARY PUBLIC,
(Here insert name and title of the officer)

personally appeared Edward Gordon Jr,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
~~names~~ ~~(is)~~ ~~are~~ subscribed to the within instrument and acknowledged to me that
~~he~~ ~~she~~ ~~they~~ executed the same in ~~his~~ ~~her~~ ~~their~~ authorized capacity(ies), and that by
~~his~~ ~~her~~ ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

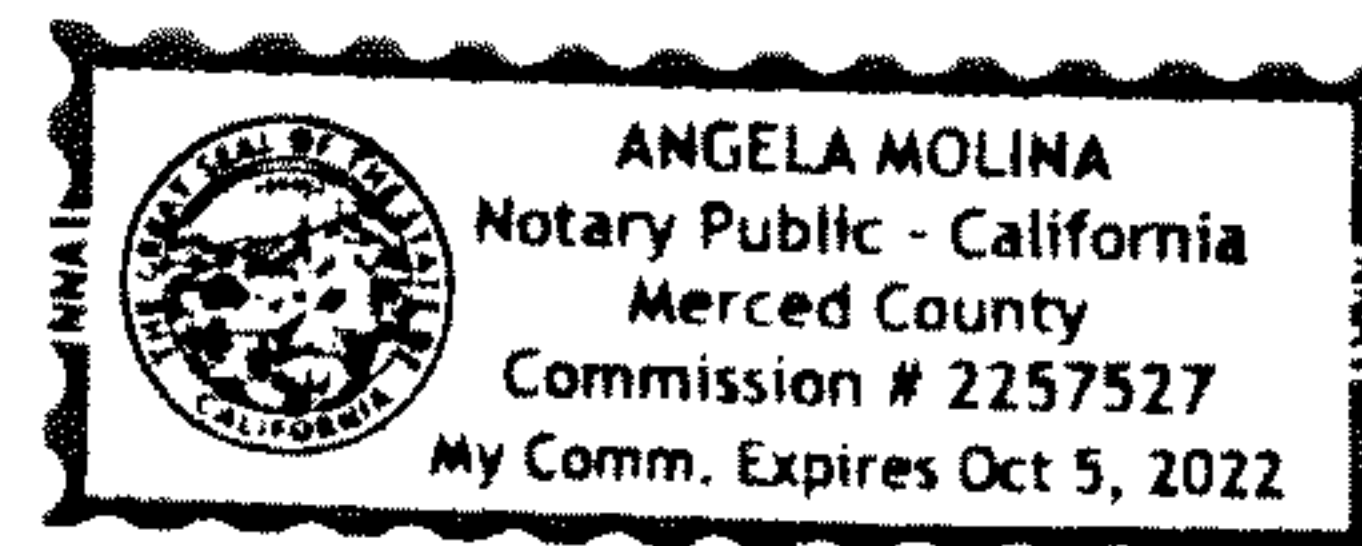
I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed Joint
(Title or description of attached document)

Tenants With Right of Survivorship
(Title or description of attached document continued)

Number of Pages 02 Document Date 11/20/2018

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual ~~(s)~~
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/~~she~~/~~they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.