

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 4
Pelham, AL 35124
File No.: 44444-18-1058

20181127000415710
11/27/2018 03:44:41 PM
DEEDS 1/1

Send Tax Notice To: Lanny Kelly
Martha Kelly
100 Calmont Woods Drive
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Thousand Dollars and No Cents (\$130,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **J.C. Rotenberry and Dorothy J. Rotenberry, husband and wife, whose mailing address is 245 Doster Drive, Montevallo, AL 35115** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Lanny Kelly and Martha Kelly, whose mailing address is 100 Calmont Woods Drive, Montevallo, AL 35115** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 245 Doster Drive, Montevallo, AL 35115**; to wit;

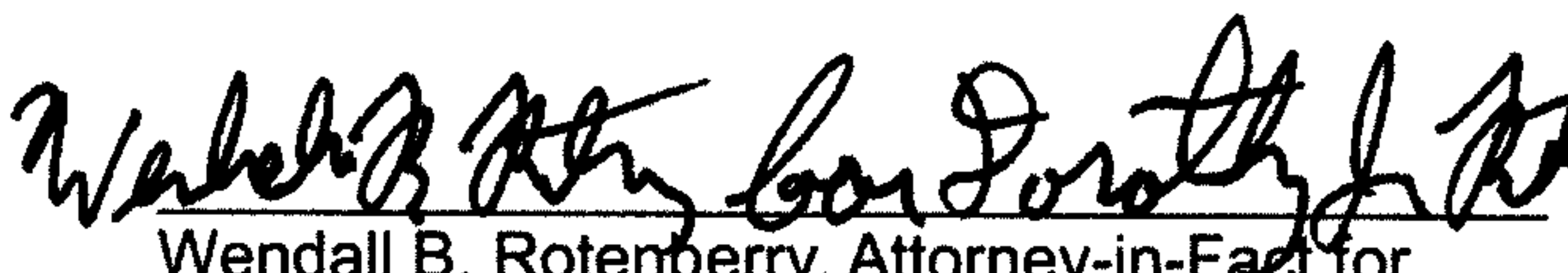
Lot 10, Block 1, according to the map and survey of the Southmont Subdivision to the Town of Montevallo, Alabama, recorded in Map Book 4, page 46, in the office of the Judge of Probate of Shelby County Alabama.

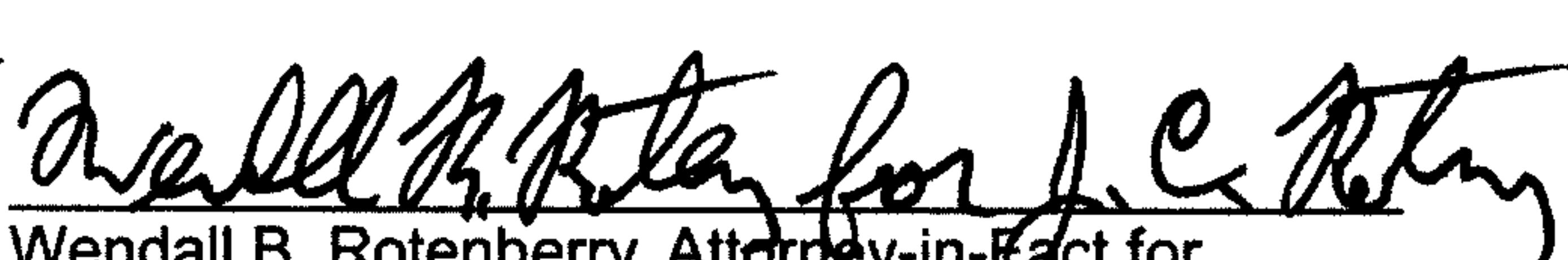
\$104,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by their Attorney-in-Fact, Wendall B. Rotenberry, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of November, 2018.


Wendall B. Rotenberry, Attorney-in-Fact for
Dorothy J. Rotenberry

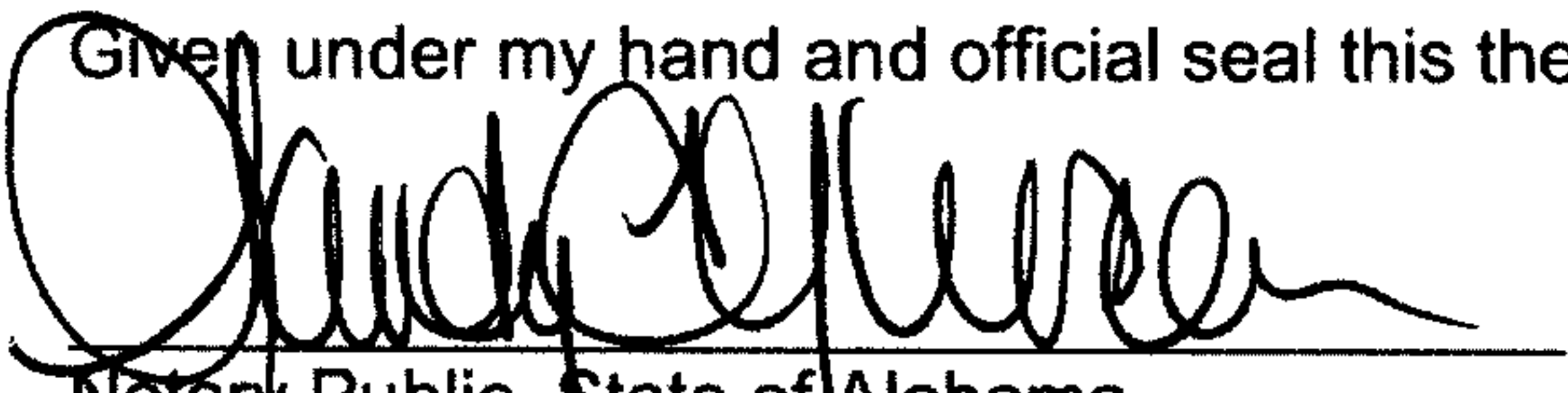

Wendall B. Rotenberry, Attorney-in-Fact for
J. C. Rotenberry

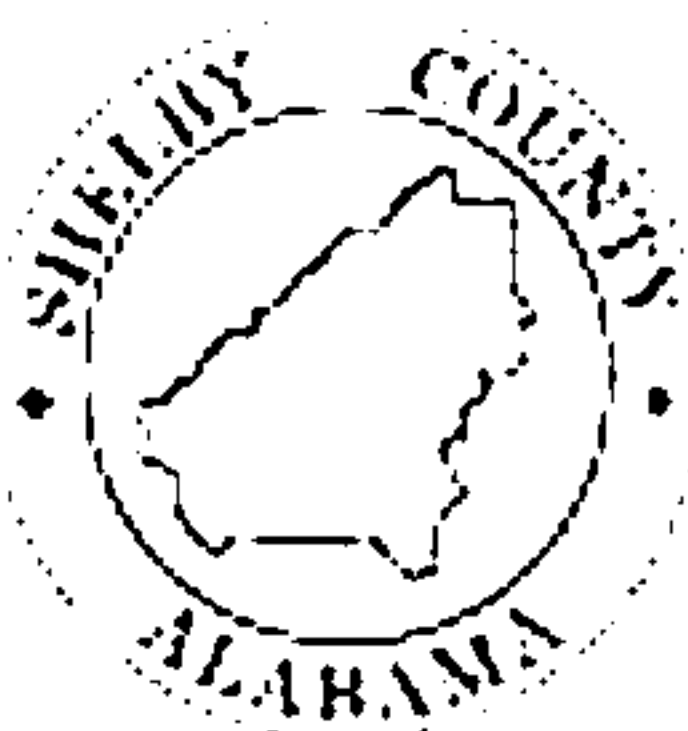
State of Alabama

County of Shelby

I, Sandy F. Johnson, a Notary Public in and for said County in said State, hereby certify that Wendall B. Rotenberry, Attorney-in-Fact for J.C. Rotenberry and Dorothy J. Rotenberry 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 foregoing conveyance he/she/they as such Attorney-in-Fact and with full authority executed the same voluntarily for and as the act of said Dorothy J. Rotenberry and J. C. Rotenberry, on the day the same bears date.

Given under my hand and official seal this the 21st day of November, 2018.


Notary Public, State of Alabama
Sandy F. Johnson
My Commission Expires: February 02, 2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/27/2018 03:44:41 PM
\$41.00 CHARITY
20181127000415710

