

20181213000435080

12/13/2018 08:04:25 AM

DEEDS 1/3

Prepared by:  
Marcus Hunt  
2870 Old Rocky Ridge Rd., Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
James Paul Smith  
Elizabeth Smith

6232 Cahaba Valley Rd.  
Birmingham, AL 35242

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Eighty Thousand Dollars and No Cents (\$480,000.00)** 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

**Samuel Venker and Abigail Abramson Venker, husband and wife, whose mailing address is:**

260 Trailhead Dr. Inlet Beach, FL 32461

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

**James Paul Smith and Elizabeth Smith, whose mailing address is:**

**6232 Cahaba Valley Rd., Birmingham, AL 35242**

(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: 6232 Cahaba Valley Rd., Birmingham, AL 35242 to-wit:

See Exhibit A attached hereto for Legal Description.

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

\$435,758.00 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.

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 10 day of December, 2018.

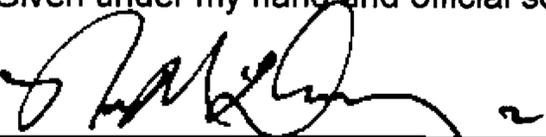
  
\_\_\_\_\_  
Samuel Venker

  
\_\_\_\_\_  
Abigail Abramson Venker

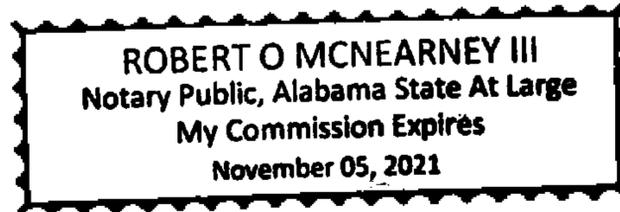
State of Alabama  
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel Venker and Abigail Abramson Venker, husband and wife, 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 10 day of December, 2018.

  
\_\_\_\_\_  
Notary Public, State of Alabama

Printed Name of Notary \_\_\_\_\_  
My Commission Expires: 11/5/21



**EXHIBIT "A"  
LEGAL DESCRIPTION**

File No.: 18-9149

See Exhibit A attached hereto for Legal Description.

**Lot 4, according to the Survey of Meadow Look Subdivision, as recorded in Map Book 9, Page 129, in the Probate Office of Shelby County, Alabama.**

**LESS AND EXCEPT THE FOLLOWING:**

**A part of Lot 4, according to the Survey of Meadow Look, as recorded in Map Book 9, Page 129, in the Probate Office of Shelby County, Alabama and a portion of acreage lying adjacent to an immediately Northeast of said portion of Lot 4, all of which being more particularly described as follows:**

**Beginning at the most Northerly corner of Lot 4, Meadow Look, run in a Southeasterly direction along the West line of said Lot 4 for a distance of 179.91 feet to an existing iron pin; thence turn an angle to the left of 111°13'58" and run in a Northeasterly direction for a distance of 97°13' to an existing iron pin; thence turn an angle to the left of 100°47'34" and run in a Northwesterly direction for a distance of 170.72 feet, more or less, to the Point of Beginning.**

**ALSO, LESS AND EXCEPT THE FOLLOWING:**

**From the Easternmost corner of Lot 4, Block 1, Broken Bow, as recorded in Map Book 7, Page 145, in the Probate Office of Shelby County, Alabama; run thence along the Southeast line of Lot 5 of said Block 1 in a Northeasterly direction for a distance of 92.01 feet; thence turn an angle to the right of 137°11'04" and run in a Southeasterly direction for a distance of 186.15 feet to the Point of Beginning, said point being on a curve having a radius of 50.0 feet and a central angle of 103°00' and being concave Southward with the previous call forming an interior angle of 148°57'21" with the radius; thence run in a Northeasterly to Southeasterly direction along the arc of said curve for a distance of 89°88'; thence turn an angle to the right and run in a Southwesterly direction for a distance of 78.26 feet, more or less, to the Point of Beginning.**

**Being situated in Shelby County, Alabama.**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/13/2018 08:04:25 AM  
\$65.50 CHERRY  
20181213000435080

*Allen S. Boyd*