

20190116000017840

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Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

DEEDS 1/1

Send Tax Notice To:
Mark Niffenegger
Barbara Niffenegger
252 Union Station Drive
Calera, AL 35040

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Twenty Three Thousand Dollars and No Cents (\$23,000.00)** 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

Tina O. Eddings and Horrace R. Eddings, wife and husband, whose mailing address is:

182 Heritage Trace Pkwy, Montevallo, AL 35115

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

Mark Niffenegger and Barbara Niffenegger, whose mailing address is:

252 Union Station Drive, Calera, AL 35040

(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: 170 Heritage Trace Pkwy., Montevallo, AL 35115 to-wit:

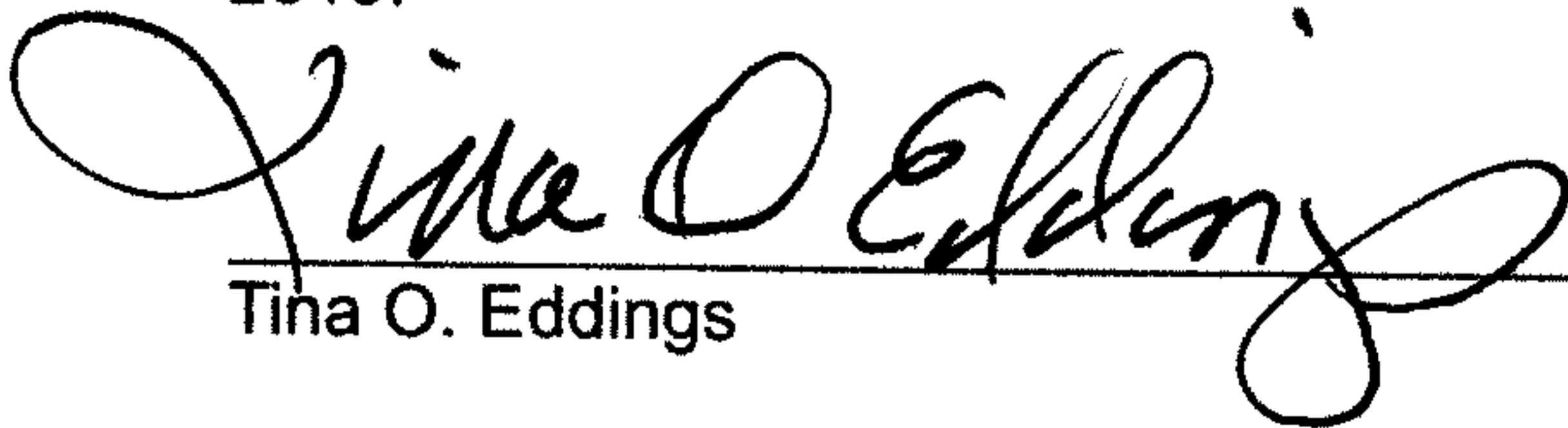
Lot 170 according to the Survey of Heritage Trace, Phase 3, as recorded in Map Book 39, Page 17, in the Probate Office of Shelby County, Alabama.

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

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 16th day of January, 2019.

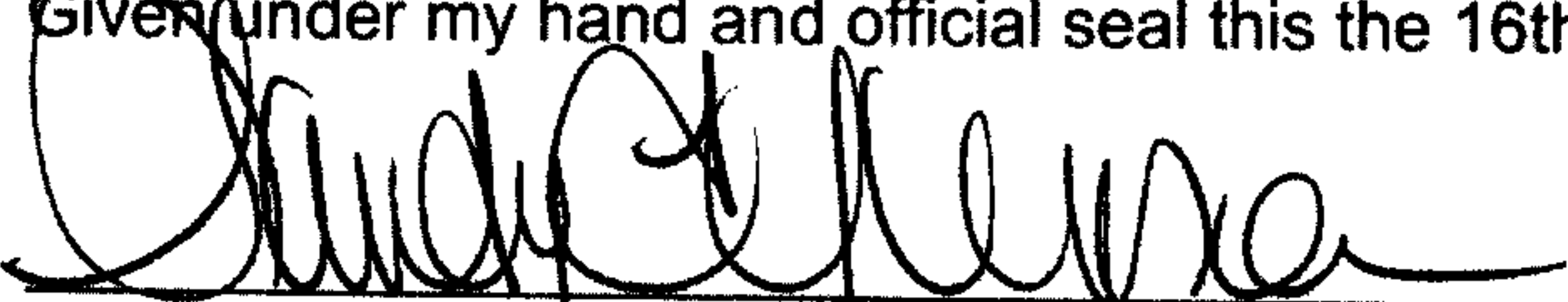

Tina O. Eddings


Horrace R. Eddings

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tina O. Eddings and Horrace R. Eddings, 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 16th day of January, 2019.

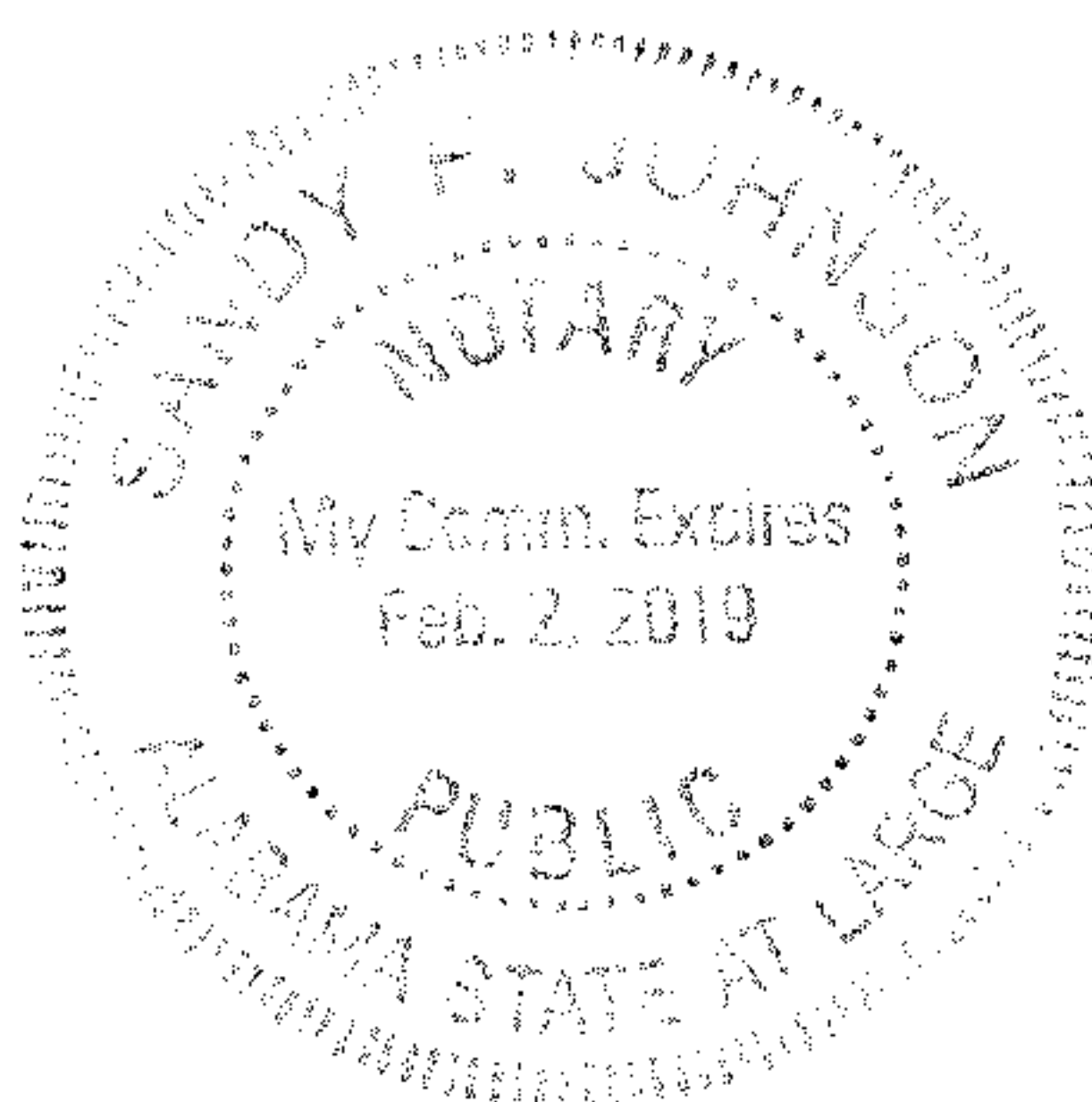


Notary Public, State of Alabama

Sandy F. Johnson

Printed Name of Notary

My Commission Expires: February 02, 2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/16/2019 02:18:50 PM
\$38.00 CHERRY
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Ann S. Byrd