

Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

20190130000030910
01/30/2019 11:56:49 AM
DEEDS 1/1

Send Tax Notice To:
Joshua Thacker
Heather Thacker
125 Old Spanish Trail
Alabaster, AL 35007

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

* Barbara Siener FKA Barbara Siener Posey

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **One Hundred Sixty Six Thousand Dollars and No Cents (\$166,000.00)** 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

Peggy S. Seale, a/an single woman, William W. Siener Jr, a/an married man, and Barbara Siener, a/an single woman, whose mailing address is:
125 Old Spanish Trail, Alabaster, AL 35007

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

Joshua Thacker and Heather Thacker, whose mailing address is:

2011 20th St., 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: 125 Old Spanish Trail, Alabaster, AL 35007 to-wit:

Lot 13, in Block 1, according to the map and survey of Mission Hills, First Sector, as recorded in Map Book 6, Page 47, in the Probate Office of Shelby County, Alabama.

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

and \$4,980.00
\$162,993.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

The property herein conveyed does not constitute the homestead of any married Grantor, nor that of their respective spouse, neither is it contiguous thereto.

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 25th day of January, 2019.

Peggy S. Seale
Peggy S. Seale

William W. Siener Jr
William W. Siener Jr

Barbara Siener
Barbara Siener

State of Alabama
County of Shelby



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
01/30/2019 11:56:49 AM
\$18.00 CHERRY
20190130000030910

Allen S. Boyd

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy S. Seale, William W. Siener Jr, and Barbara Siener, 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 25th day of January, 2019.

Cassy L. Dailey
Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022

