

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

Send Tax Notice To:
Andrew Jay Hester
McKayla Hodges Hester379
Highway 39
Chelsea, AL 35043

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 Fifty Thousand Dollars and No Cents (\$150,000.00)** 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

Williams Paul Busby Jr., an unmarried man, whose mailing address is:

2031 MOTES ROAD APT # 175 SYLVANUA, AL 35150

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

Andrew Jay Hester and McKayla Hodges Hester, whose mailing address is:

379 Highway 39, Chelsea, AL 35043

(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: 379 Highway 39, Chelsea, AL 35043 to-wit:

All that tract or parcel of land lying and being in NW 1/4 of the SE 1/4 of Section 26, Township 19, Range 1 West of Shelby County, Alabama, being more particularly described as follows: Beginning at the intersection of the Northern Right of Way of Shelby County Road #440 and the Eastern Right of Way of Shelby County Road 39, thence in a Northerly direction along the Eastern Right of Way of said County Road 39 a distance of 200 feet to a point, thence South 51 degrees 30' East a distance of 128 feet to a 16 foot Red Oak Tree, thence South 19 degrees 10' East a distance of 100 feet to the Northern Right of Way of said County Road #440, thence in a Westerly direction along said Right of Way a distance of 237 feet to the point of beginning.

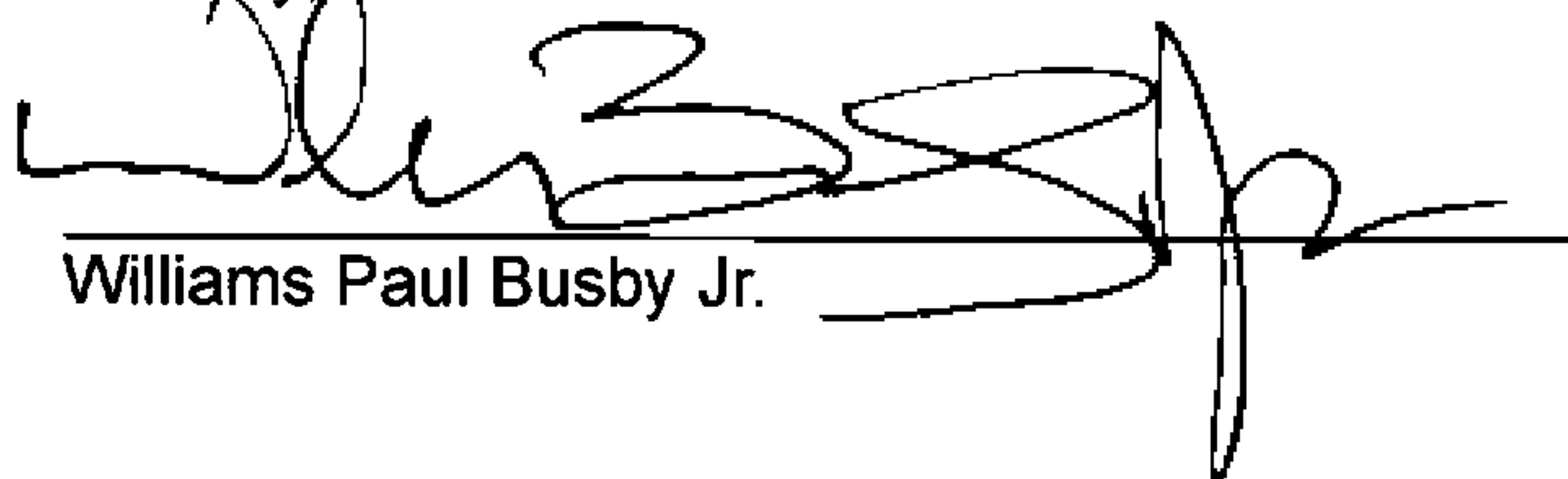
Subject to: All easements, restrictions and rights of way of record.

\$145,500.00 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 31 day of January, 2019.


Williams Paul Busby Jr.

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02/01/2019 02:18:01 PM
DEEDS 1/2

State of Alabama
County of Jefferson

20190201000034260 02/01/2019 02:18:01 PM DEEDS 2/2

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Williams Paul Busby Jr., 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 31st day of January, 2019.



Notary Public, State of Alabama

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2019 02:18:01 PM
\$22.50 CHARITY
20190201000034260

Alvin S. Boyd