

This Instrument was Prepared by:

Lauren N. Smith, Esquire
For National Title and Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210
File No.: 196722

Send Tax Notice To: Stacey Harris
David T. Harris
2323 Buckingham Pl.
Helena, AL 35080

20190222000056450

02/22/2019 09:25:54 AM

DEEDS 1/2

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 **Two Hundred Fourteen Thousand Dollars and No Cents (\$214,000.00)**, 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, **Robert Lee Kerzic and Samantha H.M. Kerzic, a married couple, whose mailing address is 1827 1ST AVE N, Apt 209, Birmingham, AL 35203** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Stacey Harris and David T. Harris, whose mailing address is 2323 Buckingham Place, Helena, AL 35080** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 2323 Buckingham Pl., Helena, AL 35080**; to wit;

Lot 10, according to the survey of Harbor Towne, as recorded in Map Book 13, Page 74, Shelby County, Alabama Records.

Property may be subject to all taxes, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$185,083.00 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 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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of February, 2019.


Robert Lee Kerzic


Samantha H.M. Kerzic

State of Alabama

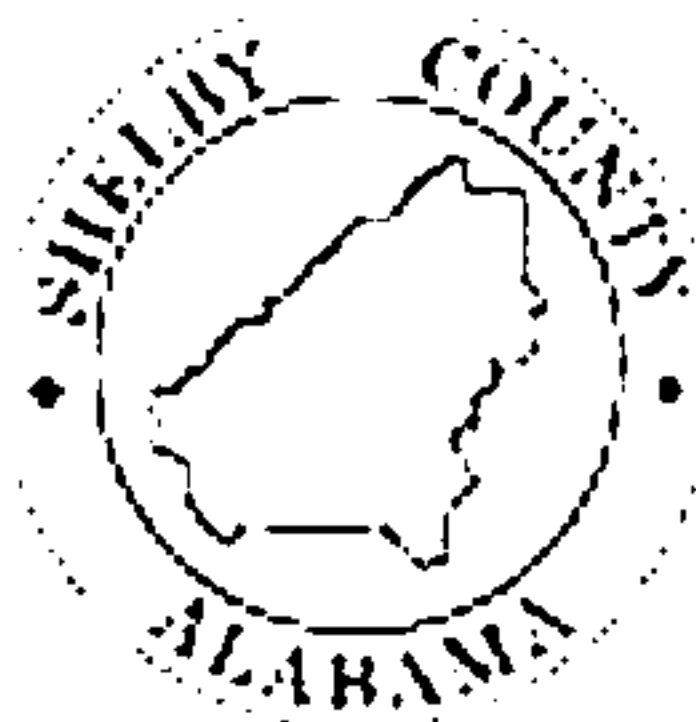
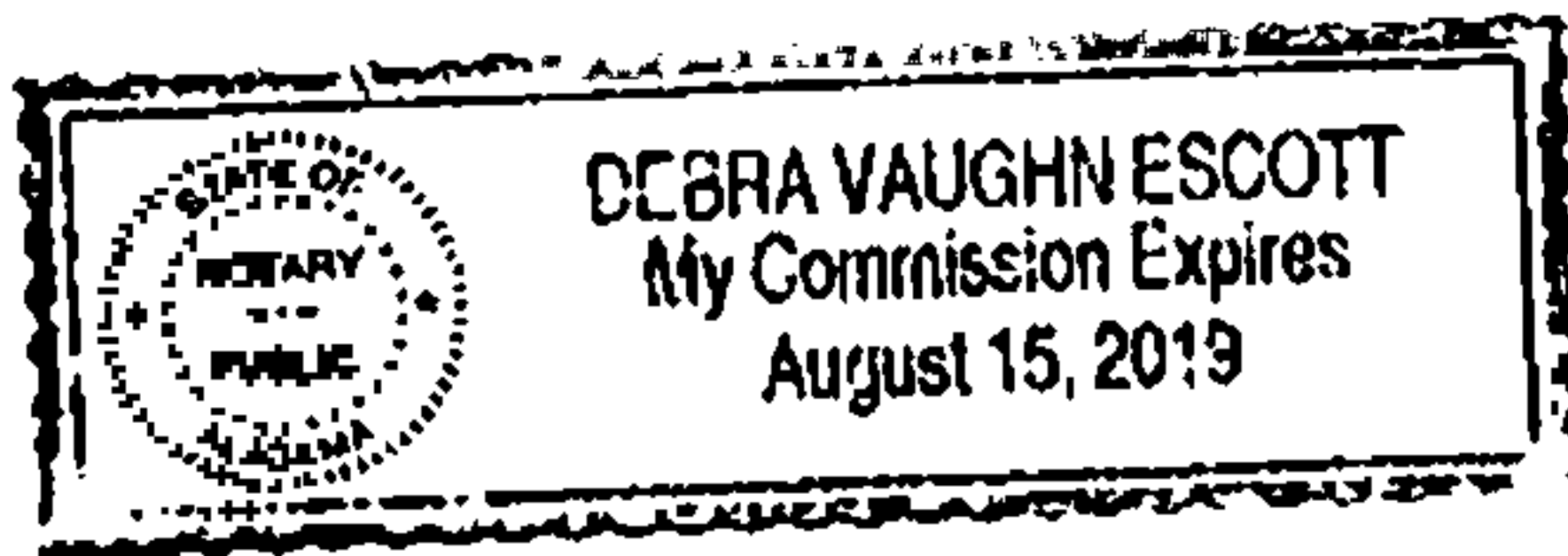
County of ~~Jefferson~~ ^{Shelby}

20190222000056450 02/22/2019 09:25:54 AM DEEDS 2/2

I, Debra Vaughn Escott, a Notary Public in and for the said County in said State, hereby certify that Robert Lee Kerzic and Samantha H.M. Kerzic, 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 20th day of February, 2019.

[Signature]
Notary Public, State of Alabama
Debra Vaughn Escott
My Commission Expires: 8/15/2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/22/2019 09:25:54 AM
\$47.00 CHERRY
20190222000056450

Alex S. Bayl