

20190222000058010
02/22/2019 03:48:24 PM
CORDEED 1/3

The purpose of the Correct deed is to correct the
Grantees Middle name

20190219000051970
02/19/2019 09:23:00 AM
DEEDS 1/3

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
James Ellis Woodward JR and Linda H Woodward
3014 Crossings Drive, Birmingham AL 35242

Presents:

THAT IN CONSIDERATION OF Three Hundred Twenty Four Thousand Dollars and no/100 Dollars (\$324,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Eugene A Beatty and Gerriann Fagan amarried couple (herein referred to as grantor(s)) do grant, bargain, sell and convey unto James ~~W~~^{Ellis} Woodward Jr and Linda H Woodward (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 27-B, according to the Re-Survey of Lot 25, Caldwell Crossings (Map Book 29, page 9) and Lot 27-A, Re-Survey of Lots 19 through 23 and Lots 27 through 32, Caldwell Crossing (Map Book 29, Page 102) as recorded in Map Book 29, Page 134, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

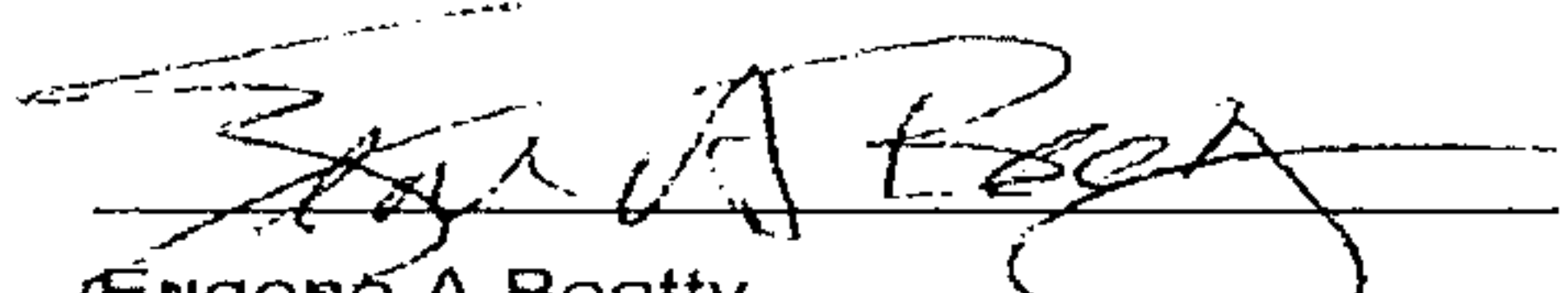
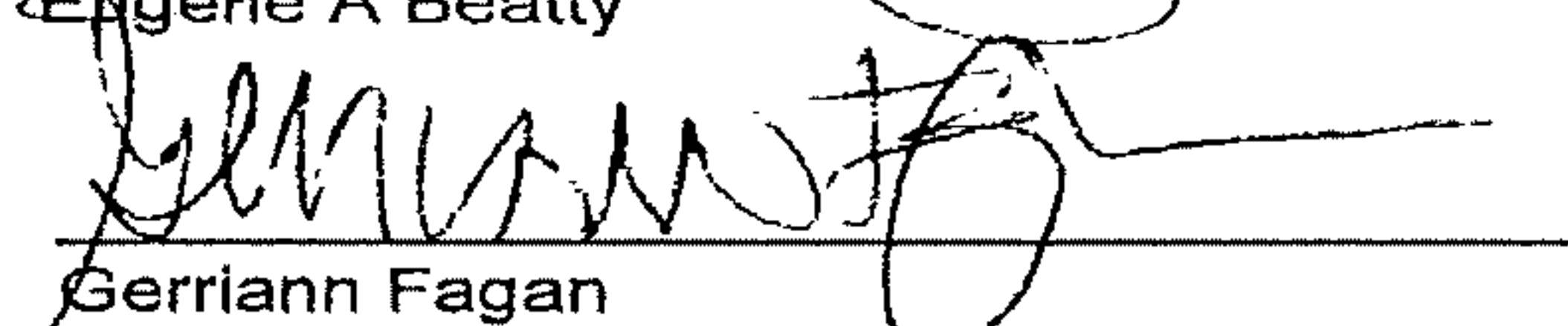
Subject to Mineral and Mining rights of record.

\$324,000.00 of the purchase price was obtained by a purchase money mortgage filed 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 the 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 warrant 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 14th day of February 2019


Eugene A Beatty

Gerriann Fagan

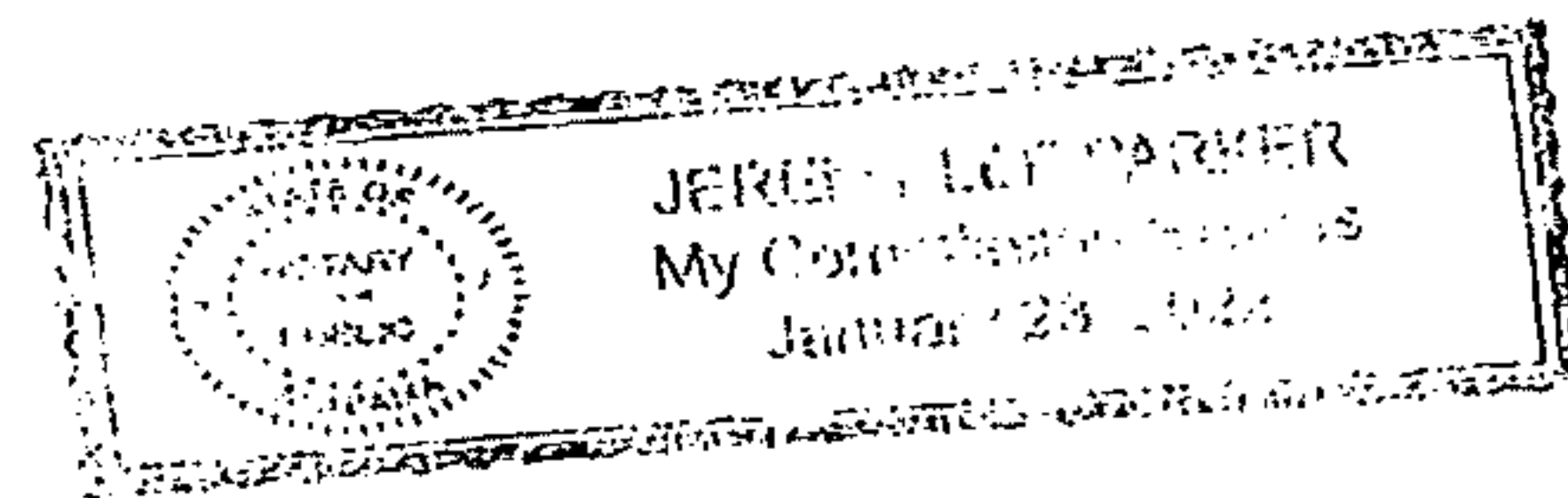
STATE OF Alabama
County of Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Eugene A Beatty and Gerriann Fagan 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 14th day of February, 2019.



Notary Public
My Commission Expires: 12322



Prepared by: Jeremy Parker
Parker Law Firm LLC
1560 Montgomery Hwy Ste 205
Hoover AL 35216

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/22/2019 03:48:24 PM
\$22.00 CHARITY
20190222000058010

Allen S. Bond

Allen S. Bayal