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03/08/2019 12:27:08 PM
DEEDS 1/2

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

Send Tax Notice To:
Gary M. Fee
Tamara L. Fee
355 Parkway Cir.
Montevallo, AL 35115

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 Thirty Thousand Dollars and No Cents (\$130,000.00) 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

Estate of Jean Crim Edwards, Shelby County, Alabama, Probate Case No: PR-2018-000894, whose mailing address is:

3630 GULF OF MEXICO DR. UNIT 103 LONG BEACH KEY
FL. 34228

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

Gary M. Fee and Tamara L. Fee, whose mailing address is:

355 Parkway Cir., Montevallo, AL 35115

(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: 355 Parkway Cir., Montevallo, AL 35115 to-wit:

Lot 8, Block 4, Arden Sub-division, Montevallo, Alabama, as recorded in Map Book 3, Page 64, Probate Office of Shelby County, Alabama.

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

\$80,000.00 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 25 day of February, 2019.

20190308000074970 03/08/2019 12:27:08 PM DEEDS 2/2

THE ESTATE OF JEAN EDWARDS

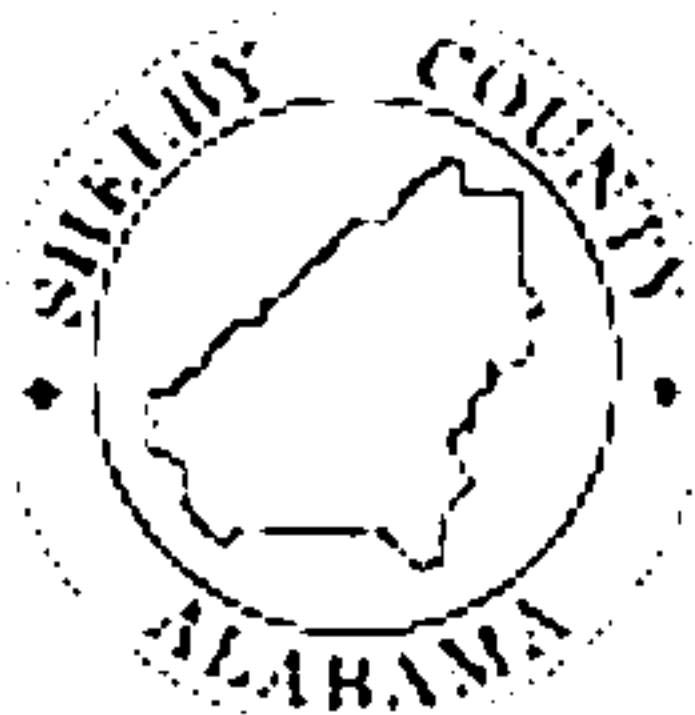
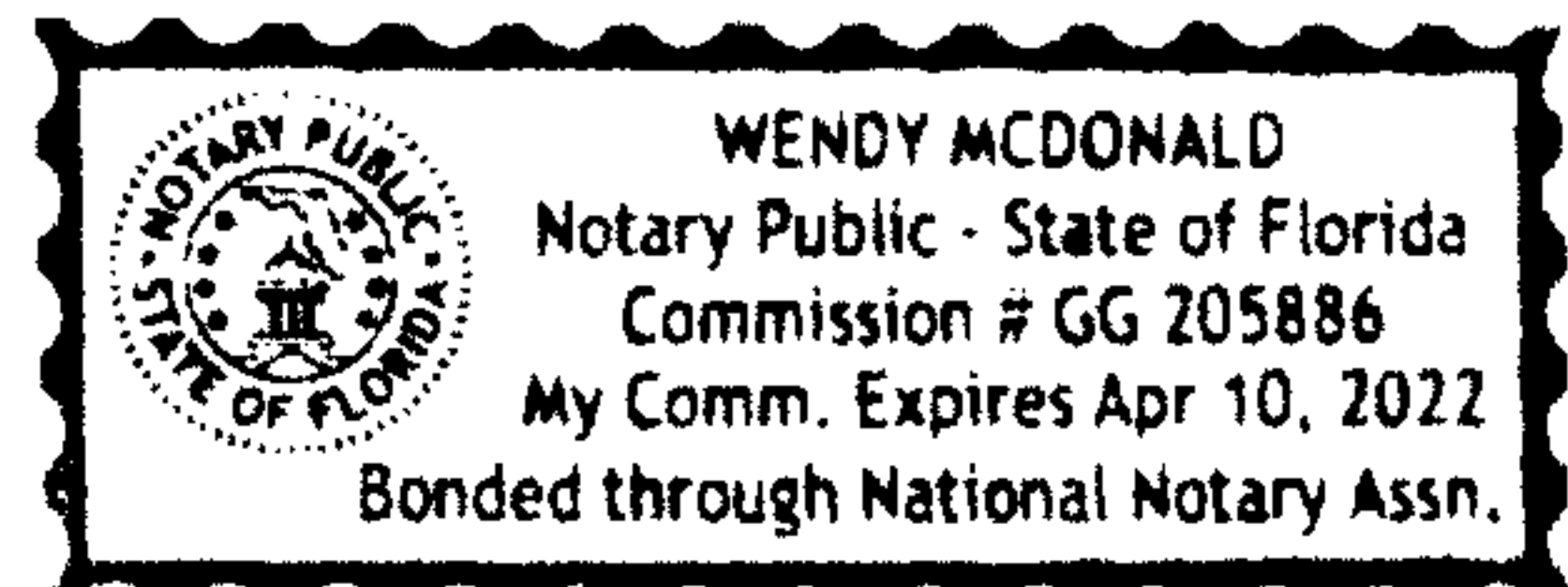
Larry S. McGaughy
Larry S. McGaughy
Personal Representative

State of FLORIDA
County of MANATEE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry S. McGaughy, Personal Representative, of the Estate of Jean Crim Edwards, Shelby County, Alabama, Probate Case No: PR-2018-000894, 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 with full authority on the day the same bears date for said Estate.

Given under my hand and official seal this the 25 day of February, 2019.

Wendy McDonald
Notary Public, State of FLORIDA
Printed Name of Notary W. McDonald
My Commission Expires: APRIL 10, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2019 12:27:08 PM
\$68.00 CHERRY
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Allen S. Bayl