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03/28/2019 02:53:06 PM
DEEDS 1/2

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

Send Tax Notice To:
Ervin F. Carder
Mila Carder
154 Falling Waters Ln.
Alabaster, AL 35114

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 Ninety Thousand Dollars and No Cents (\$190,000.00) 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

Jason P. Woods and Honei Woods, husband and wife, whose mailing address is:

154 Falling Waters Lane, Maylene, AL 35114

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

Ervin F. Carder and Mila Carder, whose mailing address is:

823 Grand Reserve Drive, Pelham, AL 35124

(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: 154 Falling Waters Ln., Alabaster, AL 35114 to-wit:

LOT 32, ACCORDING TO THE FINAL PLAT OF CROSS CREEK SUBDIVISION, AS RECORDED IN MAP BOOK 38, PAGE 3, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

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

\$190,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Ervin F. Carder is the surviving Grantee in that certain deed recorded at Instrument Number: 20100720000230380 on 7/20/2010 in the Probate Records of Shelby County, Alabama. Kimberly R. Matherly, AKA Kimberly R. Harmon, having died on or about March 5th, 2018.

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 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 21st day of March, 2019.

Jason P. Woods
Jason P. Woods

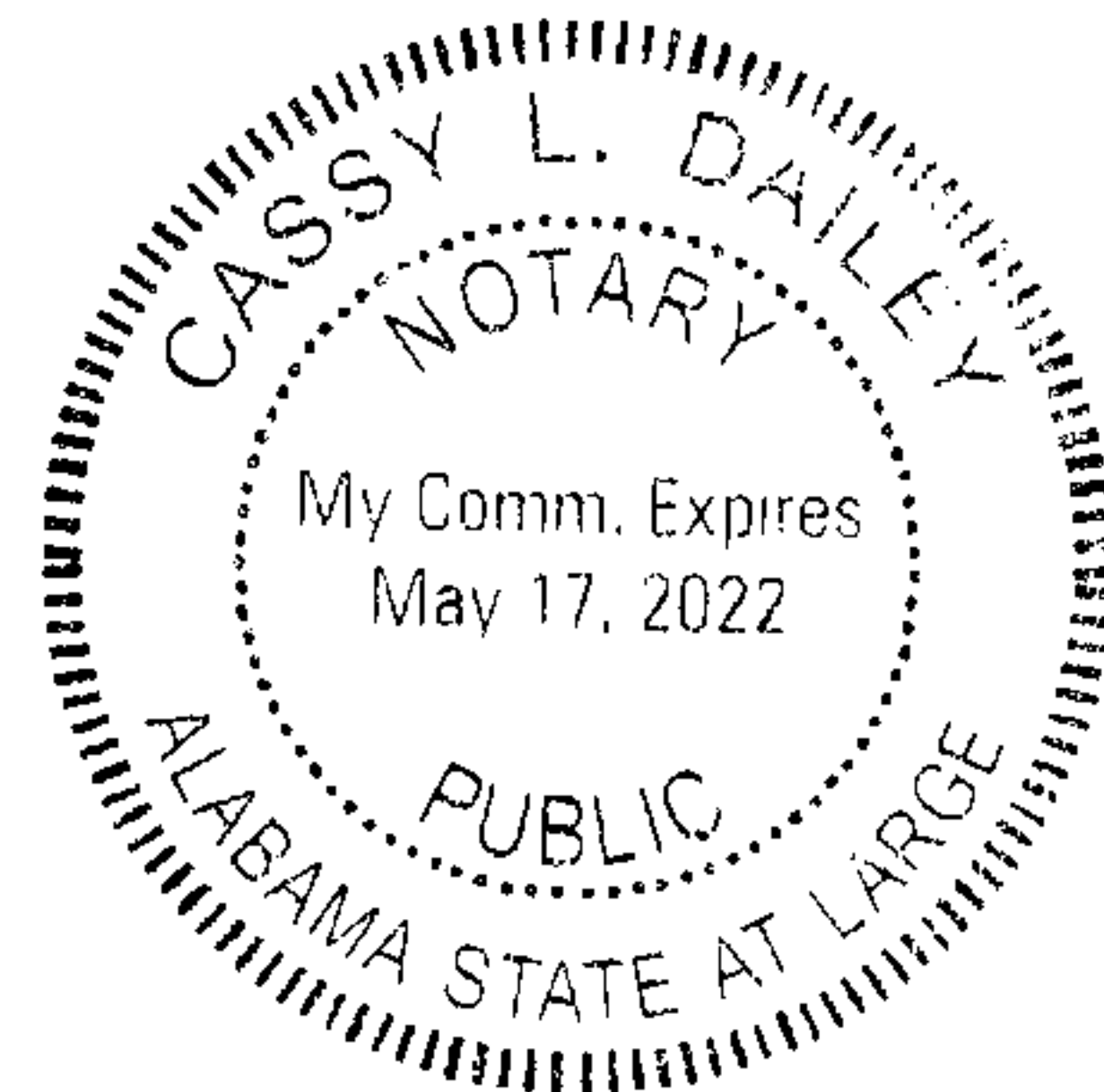
Honei Woods
Honei Woods

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason P. Woods and Honei Woods, 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 21st day of March, 2019.

Cassy L. Dailey
Notary Public, State of Alabama

Printed Name of Notary - Cassy L. Dailey
My Commission Expires: 5-17-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/28/2019 02:53:06 PM
\$19.00 CHERRY
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Allie S. Beal