

This Instrument was Prepared by:

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210
File No.: 196826

Send Tax Notice To: Adrianna Carriere
104 Wisteria Dr.
Chelsea, AL 35043

20190401000102990

04/01/2019 02:17:13 PM

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 **One Hundred Ninety Two Thousand Dollars and No Cents (\$192,000.00)**, 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, **Marsha T. Clement and Terrell D. Clement, a married couple,** whose mailing address is 2755 Arkadelphia Rd, Jasper, AL 35894 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Adrianna Carriere and George Carriere, whose mailing address is 104 Wisteria Dr., Chelsea, AL 35043** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **104 Wisteria Dr., Chelsea, AL 35043**; to wit:

Lot 8, according to the survey of Windstone II Subdivision as recorded in Map Book 25, Page 110, in the Probate Office of Shelby County, Alabama.

Property may be subject to ad valorem taxes or 2019 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$173,870.00 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 29th day of March, 2019.


Marsha T. Clement


Terrell D. Clement

State of Alabama

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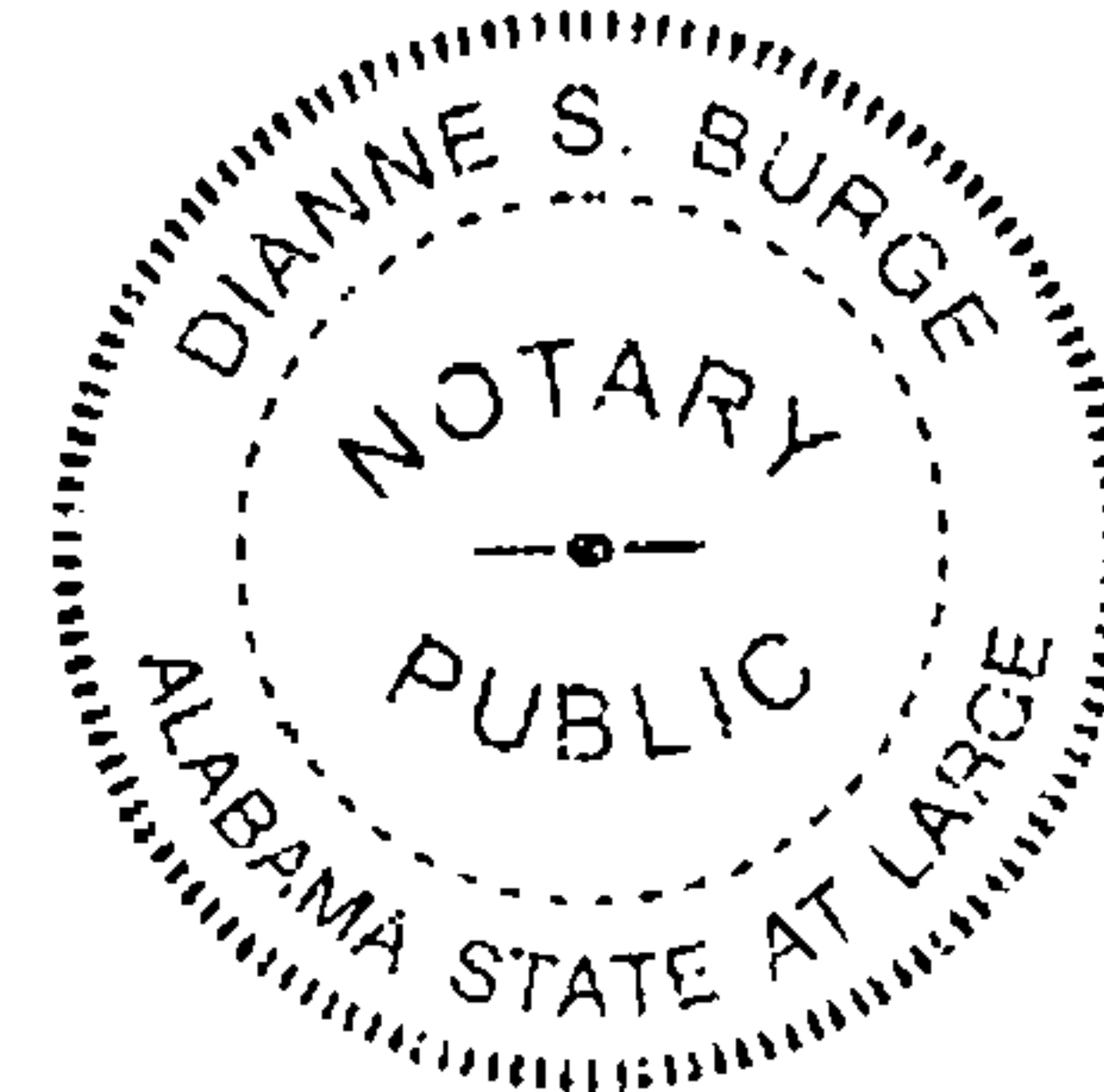
County of Jefferson

I, Dianne S. Burge a Notary Public in and for the said County in said State, hereby certify that Marsha T. Clement and Terrell D. Clement, 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 29th day of March, 2019.

Dianne S. Burge
Notary Public, State of Alabama

My Commission Expires: 5/12/2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2019 02:17:13 PM
\$36.50 CHARITY
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Allie S. Bayl