

20190410000116570

04/10/2019 09:21:37 AM

DEEDS 1/2

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Travis Grandy
Elizabeth Grandy

194 Forest Ridge Cir.
Chelsea, AL 35043

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 Eighty Five Thousand Dollars and No Cents (\$185,000.00)** 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

Cynthia Dunning as Attorney in Fact for, **Linda C. Smith, an unmarried woman, whose mailing address is:**

203 Maxx Drive, Hazel Green, AL 35750

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

Travis Grandy and Elizabeth Grandy, whose mailing address is:

194 Forest Ridge Cir., Chelsea, AL 35043

(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: 194 Forest Ridge Cir., Chelsea, AL 35043 to-wit:

Tract 12, in Chelsea Estates, as recorded in Map Book 5, Page 61, in the Probate Office of Shelby County, Alabama.

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

\$157,250.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Linda C. Smith is the surviving grantee of that certain deed recorded in Book 304, page 169. The other grantee, Earl Hoyt Smith, Jr. having passed away on or about the 27th day of May, 2016.

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 8th day of April, 2019

Linda C. Smith, by and through her Attorney in Fact, Cynthia Dunning

Linda C. Smith, by and through her Attorney
in Fact, Cynthia Dunning

State of Alabama
County of JEFFERSON

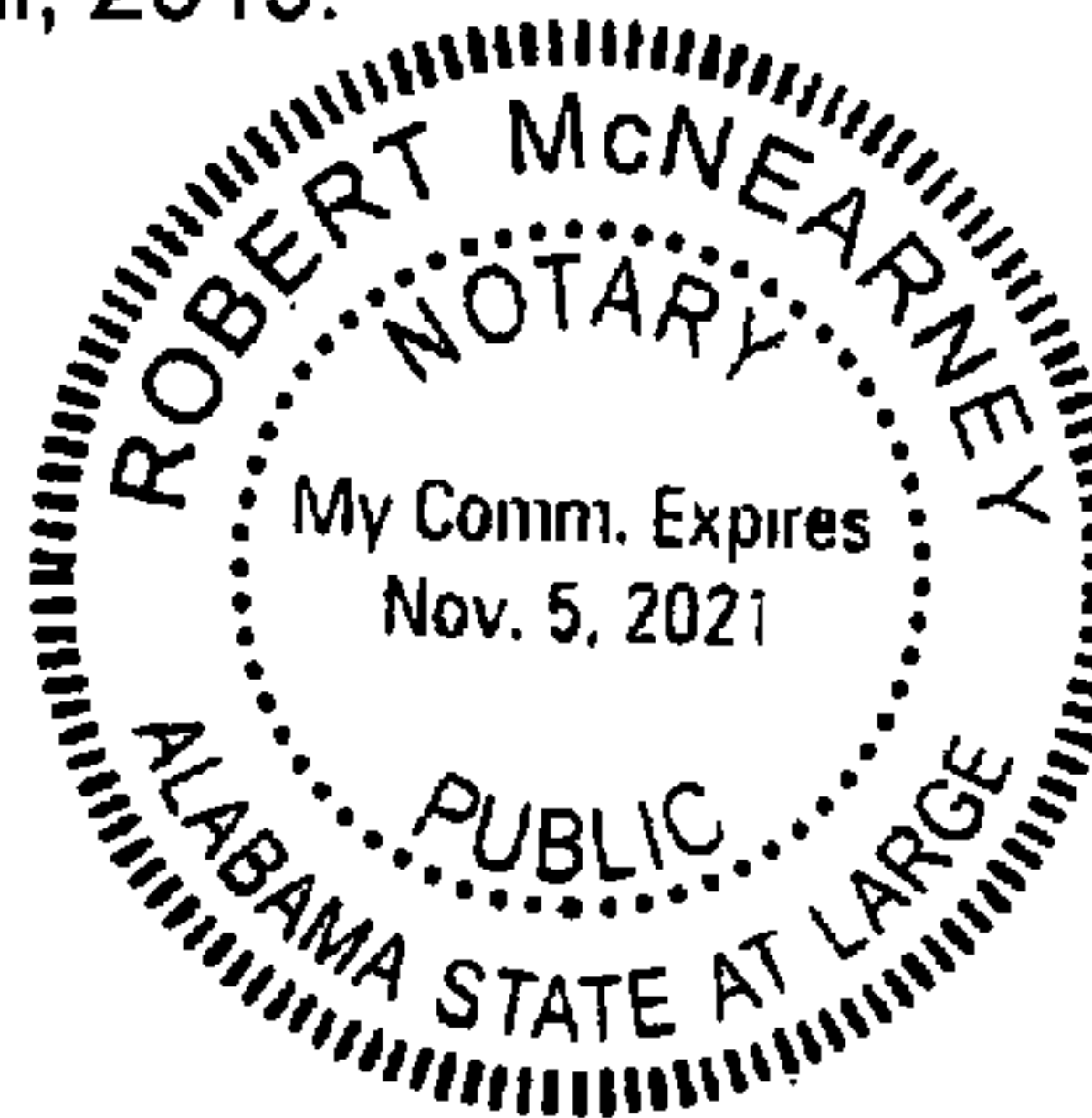
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia Dunning as Attorney in Fact for, Linda C. Smith, an unmarried woman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance she in her capacity as said Attorney in Fact and with full authority, executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 8th day of April, 2019.

[Signature]

Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires: 11/5/2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/10/2019 09:21:37 AM
\$46.00 CHERRY
20190410000116570

Allie S. Bayl