

20190528000181640

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DEEDS 1/2

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

Send Tax Notice To:
Molly M. Wolfe
Preston T. Wolfe

5432 Woodford Drive
Birmingham, AL 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Eighty Four Thousand Five Hundred Dollars and No Cents (\$484,500.00)** 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

Drew H. Goneke and wife, Rosemary S. Goneke; Drew H. Goneke as Attorney in Fact for Mickey C. Goneke and his wife, Virginia H. Goneke, whose mailing address is:

3304 Woodford Lane Birmingham, AL 35242

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

Molly M. Wolfe and Preston T. Wolfe, whose mailing address is:

5432 Woodford Drive, Birmingham, AL 35242

(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: 5432 Woodford Drive, Birmingham, AL 35242 to-wit:

Lot 1, Block 6, according to the Amended Plat of Woodford, a subdivision of Inverness, as recorded in Map Book 8, Pages 51 A-D, in the Office of the judge of Probate of Shelby County, Alabama.

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

\$436,050.00 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 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 24th day of May, 2019.

Drew H. Goneke

Drew H. Goneke

Rosemary S. Goneke

Rosemary S. Goneke

Mickey C. Goneke by and through his Attorney

Mickey C. Goneke, by and through his Attorney in Fact, Drew H. Goneke

Virginia H. Goneke by and through her Attorney in Fact

Virginia H. Goneke, by and through her Attorney in Fact, Drew H. Goneke

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Drew H. Goneke and wife, Rosemary S. Goneke; and Drew H. Goneke as Attorney in Fact for Mickey C. Goneke and as Attorney in Fact for Virginia H. Goneke, 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 individually and in his 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 24th day of May, 2019.

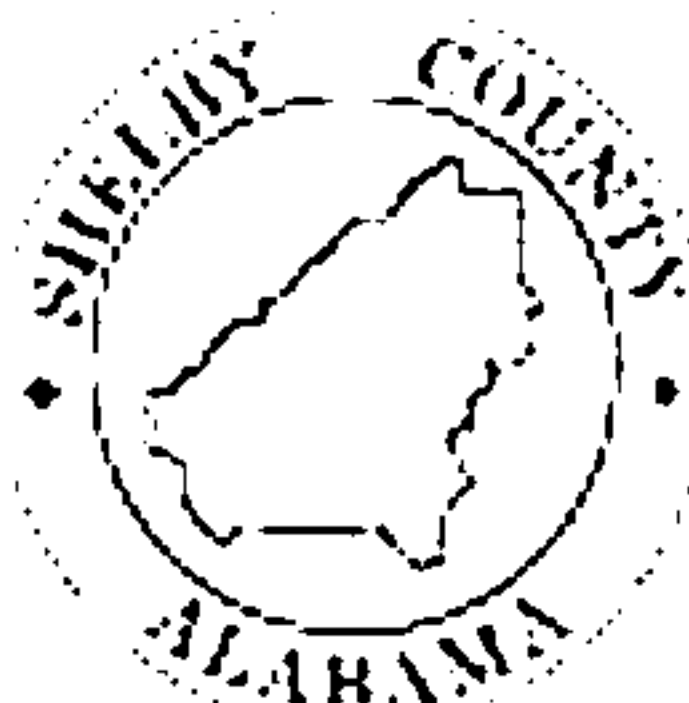
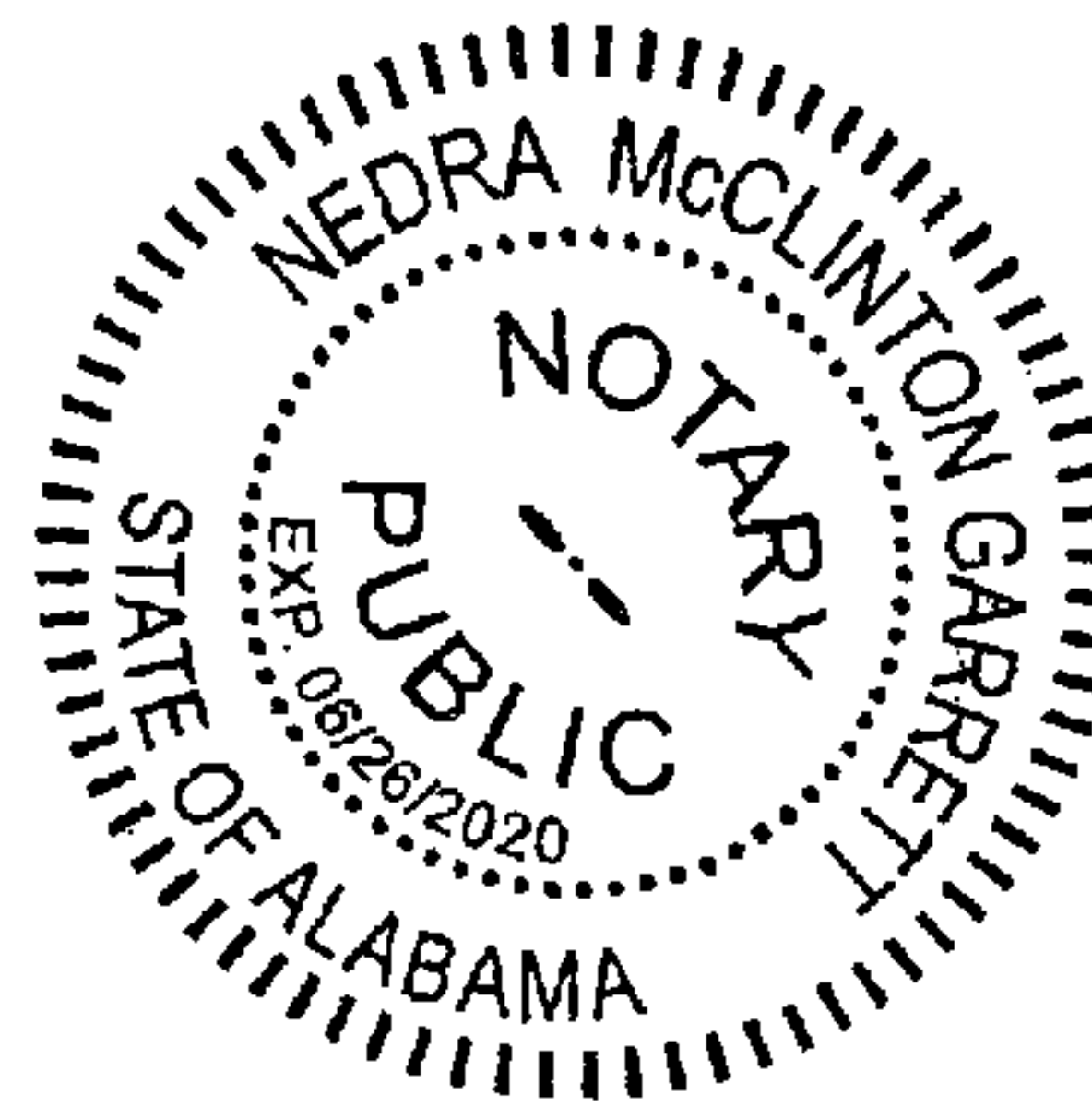
Nedra McClinton Garrett

Notary Public, State of Alabama

Nedra McClinton Garrett

Printed Name of Notary

My Commission Expires: 6/26/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/28/2019 01:57:39 PM
\$68.50 CHARITY
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Allen S. Bayl