

Send tax notice to: Jason Robert Tillie, 205 Falliston Rd., Helena, Al. 35080

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.  
35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred twenty thousand and no/100 (\$220,000.00) Dollars** 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

**Taylor Marie Hudson Smith and her husband Jordan Smith, whose mailing address is:**  
3117 Sunny Meadows Lane Birmingham, AL 35242

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

**Jason Robert Tillie and Erin Leigh Mitchell, whose mailing address is:**  
205 Fallison Rd., Helena, Al. 35080

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 205 Falliston Rd., Helena, Al. 35080 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

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

\$224,730.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor Taylor Marie Hudson Smith is one and the same person as Taylor Marie Hudson.

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 we have hereunto set our hands(s) and seal(s) this 30<sup>th</sup> day of May, 2019.

Taylor Marie Hudson Smith (SEAL)  
TAYLOR MARIE HUDSON SMITH  
Jordan Smith (SEAL)  
JORDAN SMITH

State of ALABAMA  
County Of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Taylor Marie Hudson Smith and her husband Jordan Smith, 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 have executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this the 30<sup>th</sup> day of May, 2019.

My commission expires:

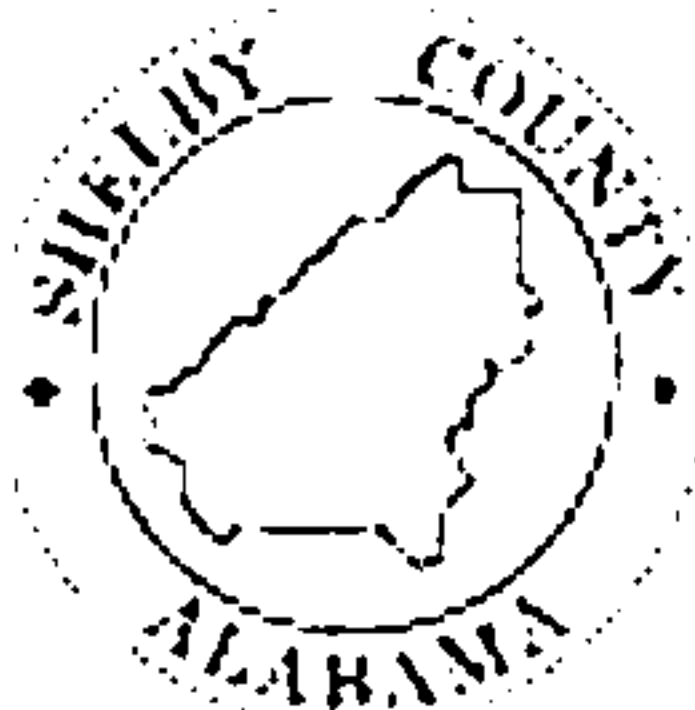
Lori Farley  
NOTARY PUBLIC

LORI FARLEY  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
December 29, 2021

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 19-1158

A part of the Northeast 1/4 of Northeast 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast corner of said Northeast 1/4 of the Northeast 1/4 and run North along the East line of said forty 414.07 feet to the North right of way of County Highway (said point also being North line of dirt road, which joins said County Highway) thence turn an angle of 126 degrees 45 minutes to the left and run 45.4 feet along North right of way line of said County Road to the Southerly line of said dirt road for Point of Beginning of lot herein described; from said Point of Beginning continue in the same direction along the North right of way line of said County Road 193.7 feet; thence turn an angle of 80 degrees 05 minutes to the right and run 180.2 feet thence turn an angle of 90 degrees to the right and run 60.08 feet to the South right of way line of a dirt road; thence turn an angle of 58 degrees 29 minutes 30 seconds to the right and run along South right of way line of said dirt road 250.46 feet to the Point of Beginning.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/04/2019 08:17:40 AM  
\$22.00 CHERRY  
20190604000190550

*Allen S. Bayl*