

20190605000193060
06/05/2019 08:19:10 AM
DEEDS 1/2

This Instrument was Prepared by.

Send Tax Notice To: Taylor Smith
3117 Sunny Meadows Ln
Birmingham AL 35242

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210
File No.: 197069

**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 Two Hundred Eighty Nine Thousand Nine Hundred Dollars and No Cents (\$289,900.00), 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, Glyn Simmons and Betty Simmons, a married couple, whose mailing address is 18428 Beaujolais Ave Baton Rouge, LA 70817 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Taylor Smith and Mitchell Smith, whose mailing address is 3117 Sunny Meadows Ln, Birmingham, AL 35242 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is 3117 Sunny Meadows Ln., Birmingham, AL 35242; to wit;

Lot B, according to the survey of Sunny Meadows, Phase Three, as recorded in Map Book 8, Page 171 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

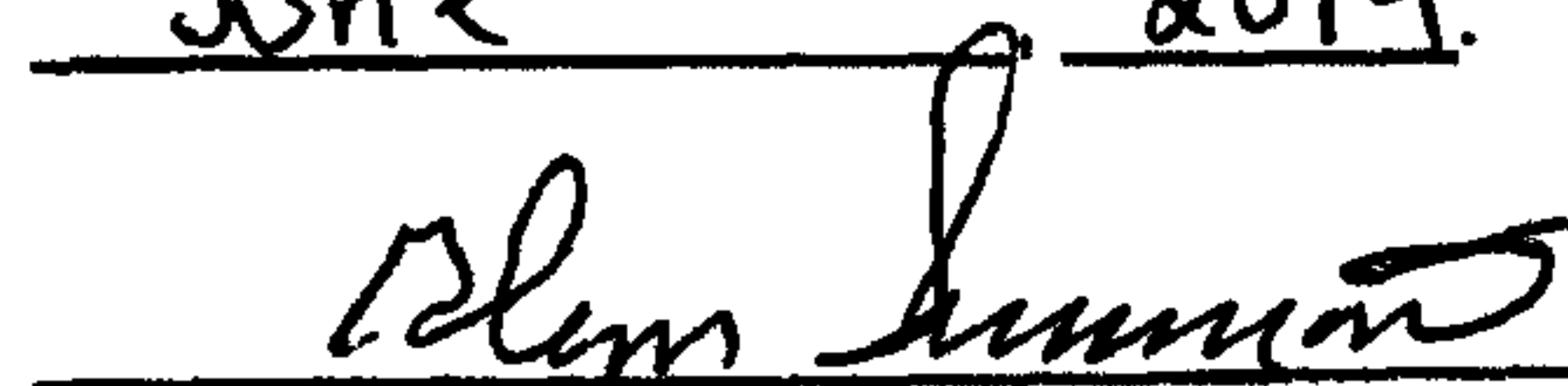
Property may be subject to all taxes, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$249,495.00 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 3rd day of June 2019.


Glyn Simmons


Betty Simmons

State of Louisiana
Parish
County of East Baton Rouge

I, Leanna McGee, a Notary Public in and for the said County in said State, hereby certify that Glyn Simmons and Betty Simmons, 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 3rd day of June, 2019.

Leanna McGee
Notary Public, State of Louisiana

Leanna McGee, Notary Public #151313

My Commission Expires: _____

"Commissioned for Life"

THIS DOCUMENT NOT
PREPARED BY THE UNDERSIGNED NOTARY
ATTESTING TO SIGNATURES ONLY



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/05/2019 08:19:10 AM
\$58.50 CHARITY
20190605000193060

Allie S. Bayal