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06/05/2019 10:53:41 AM

DEEDS 1/2

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

Send Tax Notice To:  
Tanarius Cade  
3017 Highview Ln.  
Calera, AL 35040

## 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 Thousand Four Hundred Dollars and No Cents (\$180,400.00)** 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

**Brandon Joseph Denson, a single person, whose mailing address is:**

12115 Riverview Drive Newburg, MD 20644

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

**Tanarius Cade, whose mailing address is:**

3017 Highview Ln., Calera, AL 35040

(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: 3017 Highview Ln., Calera, AL 35040 to-wit:

Lot 993, according to the Final Plat Waterford Highlands Sector 4, Phase 2, as recorded in Map Book 36, Page 15 A & B, in the Probate Office of Shelby County, Alabama.

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

\$182,222.00 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 23<sup>rd</sup> day of May, 2019.

  
Brandon Joseph Denson

State of ~~Alabama~~ Maryland  
County of ~~Jefferson~~ Charles

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brandon Joseph Denson, 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 23<sup>rd</sup> day of May, 2019.

  
Notary Public, State of ~~Alabama~~ Maryland  
Printed Name of Notary Lisa Woods Pasini  
My Commission Expires: 9/15/22

LISA WOODS PASINI  
Notary Public-Maryland  
Charles County  
My Commission Expires  
September 15, 2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/05/2019 10:53:41 AM  
\$19.00 CHERRY  
20190605000194390

*Allen S. Bayl*