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06/05/2019 01:00:03 PM

DEEDS 1/2

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

Send Tax Notice To:  
Melissa Davis  
Jeremiah Davis 208 River Valley Cir.  
Helena, AL 35080

## 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 Ten Thousand Dollars and No Cents (\$410,000.00) 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

**Philip L. Uland and Jennifer H. Uland, husband and wife, whose mailing address is: 570 Riverwoods Landing, Helena, AL 35080**

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

**Melissa Davis and Jeremiah Davis, whose mailing address is:**

**208 River Valley Cir., Helena, AL 35080**

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(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: 208 River Valley Cir., Helena, AL 35080 to-wit:

Lot 618, according to the Survey of Final Plat, Riverwoods, Sixth Sector, as recorded in Map Book 32, Page 140, in the Probate Office of Shelby County, Alabama.

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


\$373,760.00 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 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 29<sup>th</sup> day of March, 2019.


  
Philip L. Uland

  
Jennifer H. Uland by Power-of-Attorney,  
Philip L. Uland

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Philip L. Uland and Jennifer H. Uland by Attorney-in-Fact, Philip L. Uland 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 29th day of March, 2019.

  
Notary Public, State of Alabama  
Printed Name of Notary  
My Commission Expires: 12/29/2021

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/05/2019 01:00:03 PM  
\$54.50 CHARITY  
20190605000195070

*Allie S. Bayl*