

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
W Jordy Henson
Kimberly A Henson
2421 Moutain Vista Drive
Vestavia, AL 35243

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Nine Thousand Five Hundred and 00/100 Dollars (\$109,500.00),being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

Tammi Downes, married

(herein referred to as Grantor) do grant, bargain, sell and convey unto

W Jordy Henson and Kimberly A Henson

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Unit A, Building 7, Phase 2 of Chandalar Townhouses, Recorded in Map Book 7, Page 166 and 166A, in the Probate Office of Shelby County, Alabama.

Said property is not the homestead of the Grantor, nor the Grantor's spouse.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 the 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal, this June 14, 2019.

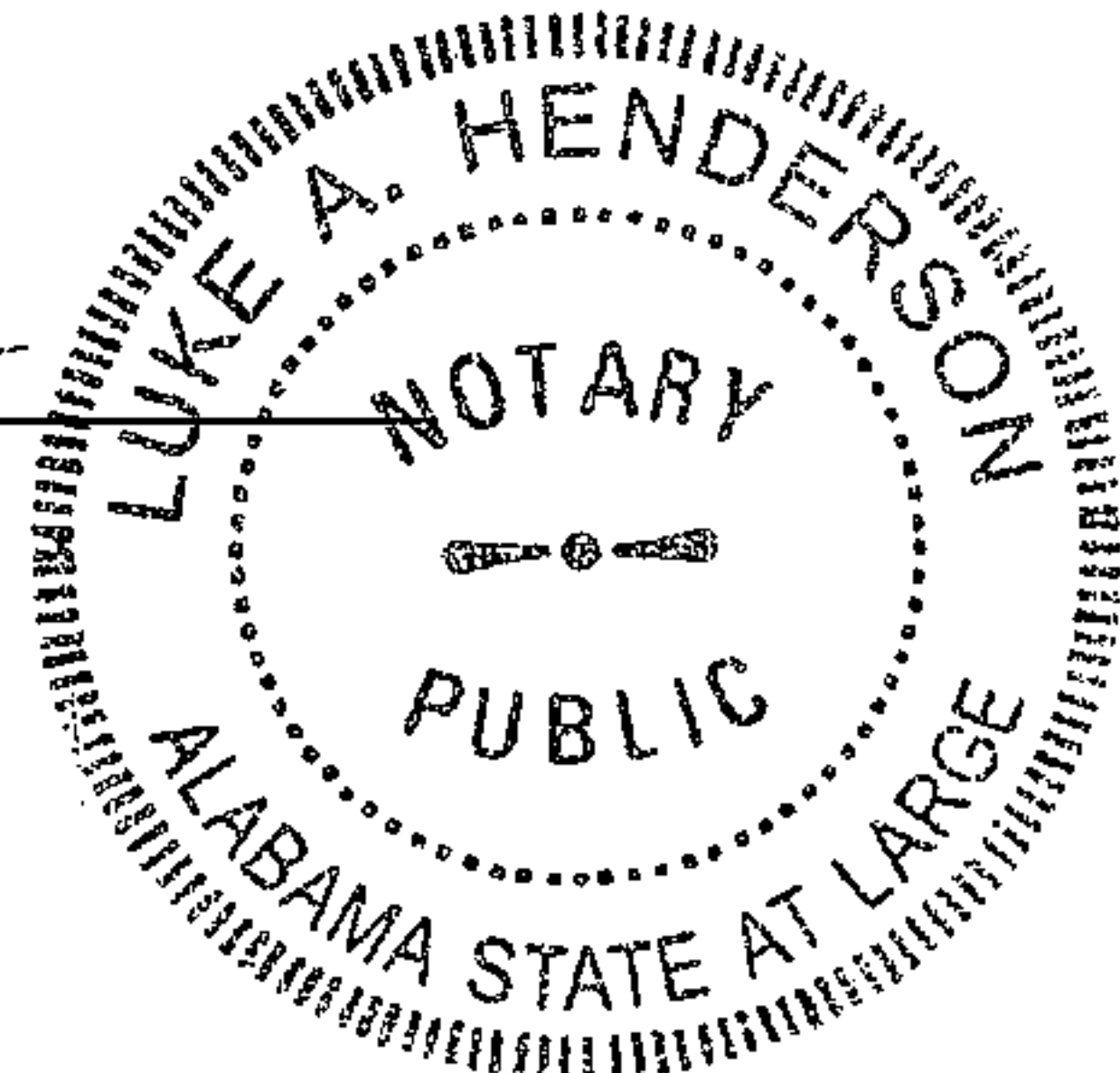

Tammi Downes

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Tammi Downes**, married, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Tammi Downes executed the same voluntarily on the day the same bears date.

Given under my hand and seal this June 14, 2019.


Notary Public



My Commission Expires: 7/26/2020

Grantor's Address:
1406 17th Street South
Birmingham, Al 35124

Property Address:
1901 Chandalar Ct
Pelham, AL 35124



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/20/2019 10:32:19 AM
\$124.50 CHERRY
20190620000219680

Allen S. Bayl