This instrument was prepared by:  Halbrooks & Allen, LLC  Independence Plaza - Suite 704  Birmingham, AL 35209	Send Tax Notice To: <u>Caroline Elizabeth Bryan McGraw</u> 1860 Highway 95  Helena, AL 35080
WARRANTY DEED, JOINT TENANTS WITH TITLE NOT EXAMINED	(which is the property address) RIGHT OF SURVIVORSHIP
STATE OF ALABAMA )	
COUNTY OF <u>SHELBY</u>	KNOW ALL MEN BY THESE PRESENTS
-	Thousand and No/100(\$250,000.00) Dollars d by closing statement)
to the undersigned Grantor, in hand paid by the Granto John Evans Bryan, ar (whose address is the	n unmarried man
(herein referred to as GRANTOR, whether one or most Caroline Elizabeth Bryan Mc (whose address is the	Graw and Daniel McGraw
(herein referred to as GRANTEE, whether one or the following described real estate situated in <u>S</u>	<del>-</del>
Lot 1, according to the Survey of Dearing Map Book 10, Page 42, in the Office of the	Downs, 8 <sup>th</sup> Addition, as recorded in see Probate Judge of Shelby County, Alabama.
Subject to: current taxes, easements, restri	ctions, rights of way and liens of record.
\$ 250,000.00 of the purchase price reclosed simultaneously herewith.	cited above was paid from a mortgage loan
survivorship, their heirs and assigns forever; it beit that (unless the joint tenancy hereby created is severantees herein) in the event one grantee herein surshall pass to the surviving grantee, and if one does of the grantees herein shall take as tenants in common And I (we) do for myself (ourselves) and for covenant with the said GRANTEES, their heirs are fee simple of said premises; that they are free from above; that I (we) have a good right to sell and commy (our) heirs, executors and administrators shall GRANTEES, their heirs and assigns forever, again	wered or terminated during the joint lives of the arvives the other, the entire interest in fee simple into survive the other, then the heirs and assigns mon. For my (our) heirs, executors, and administrators and assigns that I am (we are) lawfully seized in all encumbrances, unless otherwise noted noted the same as aforesaid; that I (we) will and warrant and defend the same to the said
John Evans Bryan (Seal)	(Seal)
STATE OF ALABAMA )  COUNTY OF JEFFERSON )	General Acknowledgment
	for said County, in said State, hereby certify that
whose name(s) <u>is/are</u> signed to the foregoing converge acknowledged before me on this day that, being into the/she/they executed the same voluntarily on the day	formed of the contents of the conveyange
Given under my hand and official seal this	10th day of July, A.B. 2019 ARY  Wirm Hammer A.B. 2019 ARY
My Commission Expires: 4/21/20	William H. Halbrooks, Notary Public 48AMA S



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 07/11/2019 02:12:14 PM **\$16.00 CHERRY** 

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