

Prepared by:  
Sandy F. Johnson  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

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07/15/2019 01:11:23 PM  
DEEDS 1/1

Send Tax Notice To:  
Ron Rogers  
Sherilyn Rogers  
148 Park Place Lane  
Alabaster, AL 35007

## 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 Forty Four Thousand Nine Hundred Dollars and No Cents (\$144,900.00) 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

**Geraldine M. Burnett, an unmarried woman, whose mailing address is:**

151 Charlton Lane, Calera AL 35041

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

**Ron Rogers and Sherilyn Rogers, whose mailing address is:**

148 Park Place Lane, Alabaster, AL 35007

(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: 148 Park Place Lane, Alabaster, AL 35007 to-wit:

Lot 12, according to the Amended Plat of Park Place, Fourth Addition, as recorded in Map Book 18, Page 116 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way 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 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 12th day of July, 2019.

Geraldine M. Burnett or Kenneth A. Burnett  
Geraldine M. Burnett by Kenneth A. Burnett,  
her Attorney-in-Fact

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth A. Burnett, as Attorney-in-Fact for Geraldine M. Burnett, 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 and as the act of said Principal on the day the same bears date.

Given under my hand and official seal this the 12th day of July, 2019.

Sandy F. Johnson

Notary Public, State of Alabama

Sandy F. Johnson

Printed Name of Notary

My Commission Expires: January 22, 2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/15/2019 01:11:23 PM  
\$160.00 CHERRY  
20190715000250980

*Allen S. Bayl*

