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07/17/2019 11:52:47 AM
DEEDS 1/1

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

Send Tax Notice To:
Pamela D. Oliver
Betty S Bennefield 440 Sherwood
Cir.
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 One Thousand Dollars and No Cents (\$181,000.00) 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

Matthew Walker and Jessica Walker, husband and wife whose mailing address is:

446 Wind Ridge Dr. Decaturville AL 36022

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

Pamela D. Oliver and Betty S Bennefield, whose mailing address is:

440 Sherwood Cir., 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: 440 Sherwood Cir., Calera, AL 35040 to-wit:

Lot 85, according to the Survey of Nottingham, Sector 4, as recorded in Map Book 43, Page 58, in the Probate Office of Shelby County, Alabama.

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

\$144,800.00 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 10 day of July, 2019.

Matthew Walker by Summer Glover his attorney in fact Jessica Walker by Summer Glover her attorney in fact
Matthew Walker by Summer Glover his attorney in fact Jessica Walker by Summer Glover her attorney in fact

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Summer Glover under Specific Durable Power of Attorney for Matthew Walker and Jessica Walker, 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 in his/her/their capacity as such Attorney in Fact under Power of Attorney for Matthew Walker and Jessica Walker has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10 day of July, 2019

[Signature]
Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/17/2019 11:52:47 AM
\$51.50 CHERRY
20190717000255170

Alex S. Boyd

