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DEEDS 1/1

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

Send Tax Notice To:
Jeffrey Rogers
Mary Rogers264 Oak Forest Trail
Pelham, AL 35124

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **Two Hundred Seventy Four Thousand Five Hundred Dollars and No Cents ($274,500.00) 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

Adam J Creel and Alisa J Creel, husband and wife, whose mailing address is:

1036 Southlake Cove Hoover, AL 35244

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

Jeffrey Rogers and Mary Rogers, whose mailing address is:

264 Oak Forest Trail, Pelham, AL 35124

(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: 264 Oak Forest Trail, Pelham, AL 35124 to-wit:

Lot 4 according to the Survey of Oak Forest as recorded in Map Book 25, Page 111, Shelby County, Alabama Records.

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

$219,600.00 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 day of July, 2019.

Adam J Creel

Alisa J Creel

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Adam J Creel and Alisa J Creel, 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 July, 2019.

Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: 1/25/20

Erin Potter McConatha
NOTARY PUBLIC
Alabama State at Large
My Commission Expires 01/25/2020

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
07/29/2019 04:13:16 PM
$70.00 CHARITY
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