

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

Send Tax Notice To:
DeAnna M. Smith
Christopher A. Smith
930 Valley St.
Montevallo, AL 35115

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 Three Thousand Five Hundred Dollars and No Cents (\$273,500.00) 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

Raymond P. Yancey and Sandra K Yancey, husband and wife, whose mailing address is:

465 Arrowhead Lane, Indian Springs, AL 35124

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

DeAnna M. Smith and Christopher A. Smith, whose mailing address is:

930 Valley St., Montevallo, AL 35115

(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: 930 Valley St., Montevallo, AL 35115 to-wit:

A parcel of Land situated in Section 21, Township 22 South, Range 3 West, Shelby County, Alabama more particularly described as follows:

Commence at the intersection of the East line of North boundary Street and the South right of way of Valley Street; thence run Northeast along the South line of Valley Street for a distance of 71.75 feet to the point of beginning. From the point of beginning, thus obtained, continue along the last described course for a distance of 75.00 feet; thence turn an angle to the right of 90 degrees 31 minutes 57 seconds and run Southeast for a distance of 147.00 feet; thence turn an angle to the right of 89 degrees 28 minutes 03 seconds and run Southwest for a distance of 75.00 feet; thence turn an angle to the right of 90 degrees 31 minutes 57 seconds and run Northwest for a distance of 147.00 feet to the point of beginning.

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

\$259,825.00 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,

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 22 day of

July, 2019.

Raymond P. Yancey

Sandra K Yancey

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Raymond P. Yancey and Sandra K Yancey, 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.

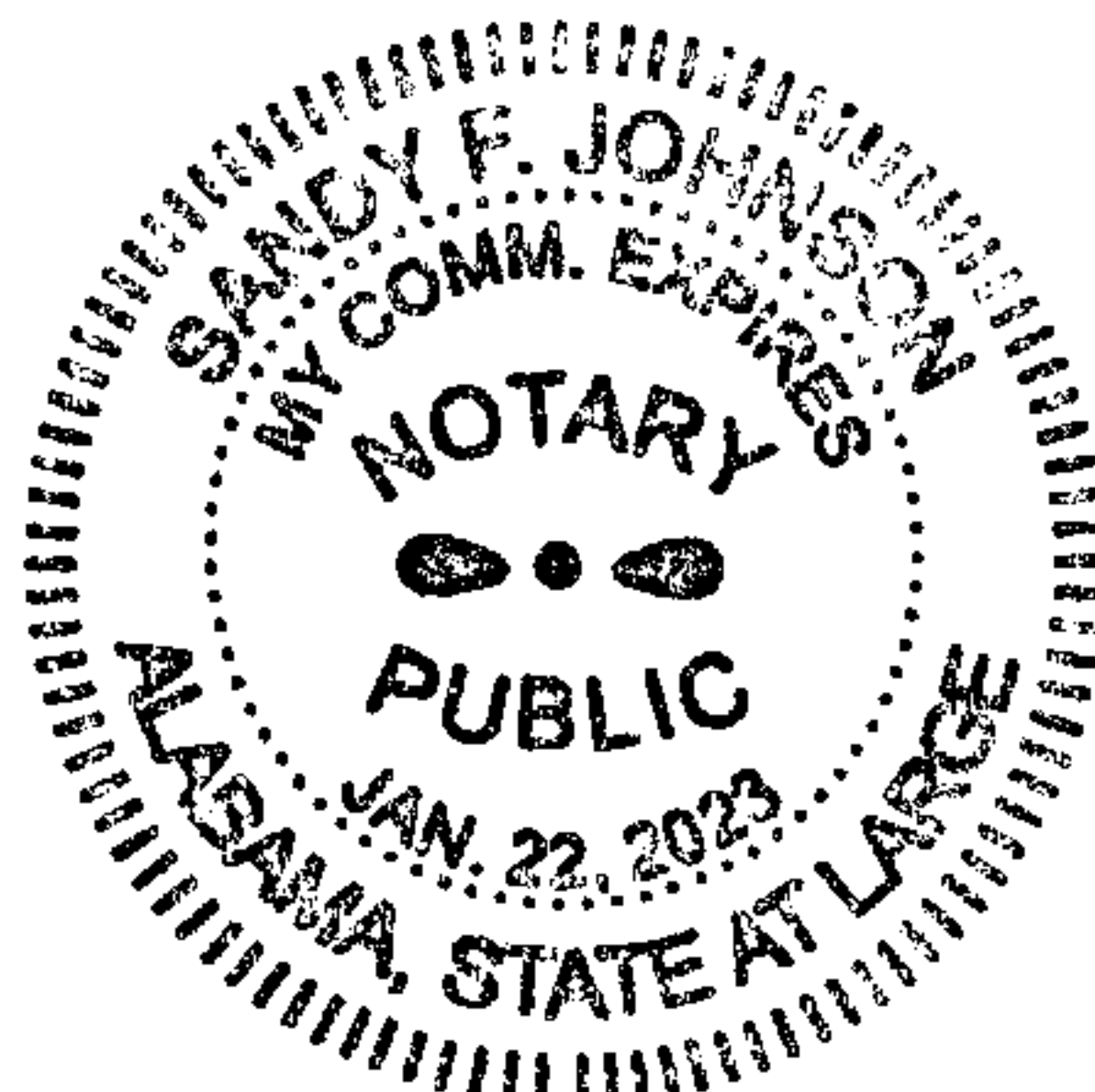
Given under my hand and official seal this the 22 day of July, 2019

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
07/31/2019 01:56:31 PM
\$32.00 CATHY
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Allen S. Bayl