

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

Send Tax Notice To:  
Milton Wayne Hodges  
Nancy Haynes Hodges 303 Newgate  
Ct.  
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 **Two Hundred Ninety Thousand Dollars and No Cents (\$290,000.00)** 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

**Corder S Reynolds and Mary D Reynolds, husband and wife, whose mailing address is:**

2385 Dolly Ridge Rd Birmingham, AL 35243 Apt. 231 W

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

**Milton Wayne Hodges and Nancy Haynes Hodges, whose mailing address is:**

303 Newgate Ct., 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: 303 Newgate Ct., Alabaster, AL 35007 to-wit:

Lot 18, Block 3, according to the Survey of Norwick Forest, Second Sector, as recorded in Map Book 13, Page 23 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$145,000.00 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 5th day of August, 2019.

Corder S Reynolds  
Corder S Reyn

Mary D Reynolds  
Mary D Reynolds



State of Alabama  
County of Jefferson

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/06/2019 02:31:11 PM  
\$160.00 CATHY  
20190806000282910

I, the undersigned, a Notary Public in and for said County, in said Alabaster, AL County, do hereby certify that Corder S Reynolds and Mary D Reynolds, 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 5th day of August, 2019.

Marcus Hunt  
Notary Public, State of Alabama  
Marcus Hunt  
Printed Name of Notary  
My Commission Expires: 5/12/21

