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08/14/2019 11:31:05 AM
DEEDS 1/1

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

Send Tax Notice To:
Charles N. Jones
Tonya B. Jones
1058 1062 Long Branch Pkwy.
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 **Eighteen Thousand Dollars and No Cents (\$18,000.00)** 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

Adrian P. Cordes and Shelly L. Cordes, husband and wife, whose mailing address is:

1058 Long Branch Pkwy, Calera, AL 35040

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

Charles N. Jones and Tonya B. Jones, whose mailing address is:

583 17th Street, 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: 1062 Long Branch Pkwy., Calera, AL 35040 to-wit:

Lot 241, according to the Survey of Long Branch Estates, Phase II, Final Plat, as recorded in Map Book 36, Page 93A & 93B, in the Probate Office of Shelby County, Alabama.

Less and Except:

All property North of the white painted line of Lot 241, according to the Survey of Long Branch Estate, Phase II, Final Plat, as recorded in Map Book 36, Page 93A & 93B, 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 9th day of August, 2019.

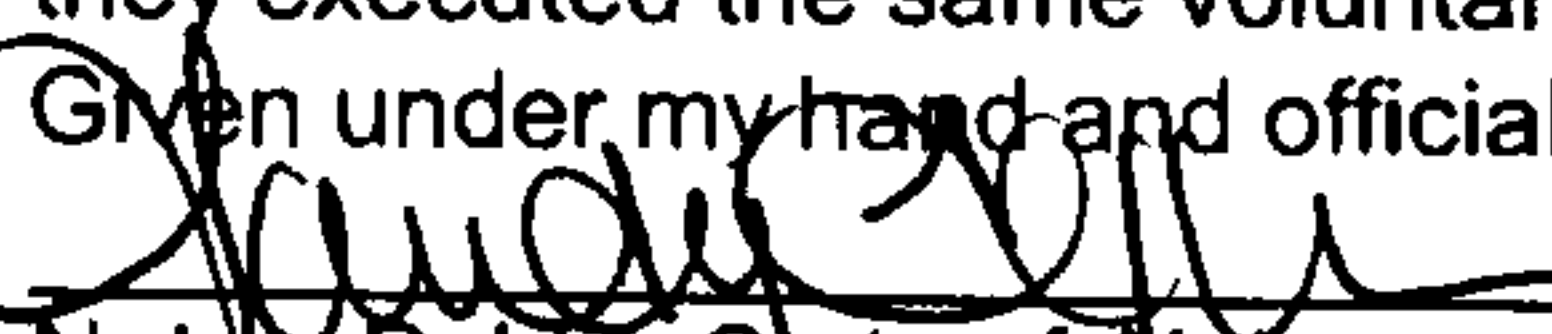

Adrian P. Cordes


Shelly L. Cordes

State of Alabama
County of Shelby

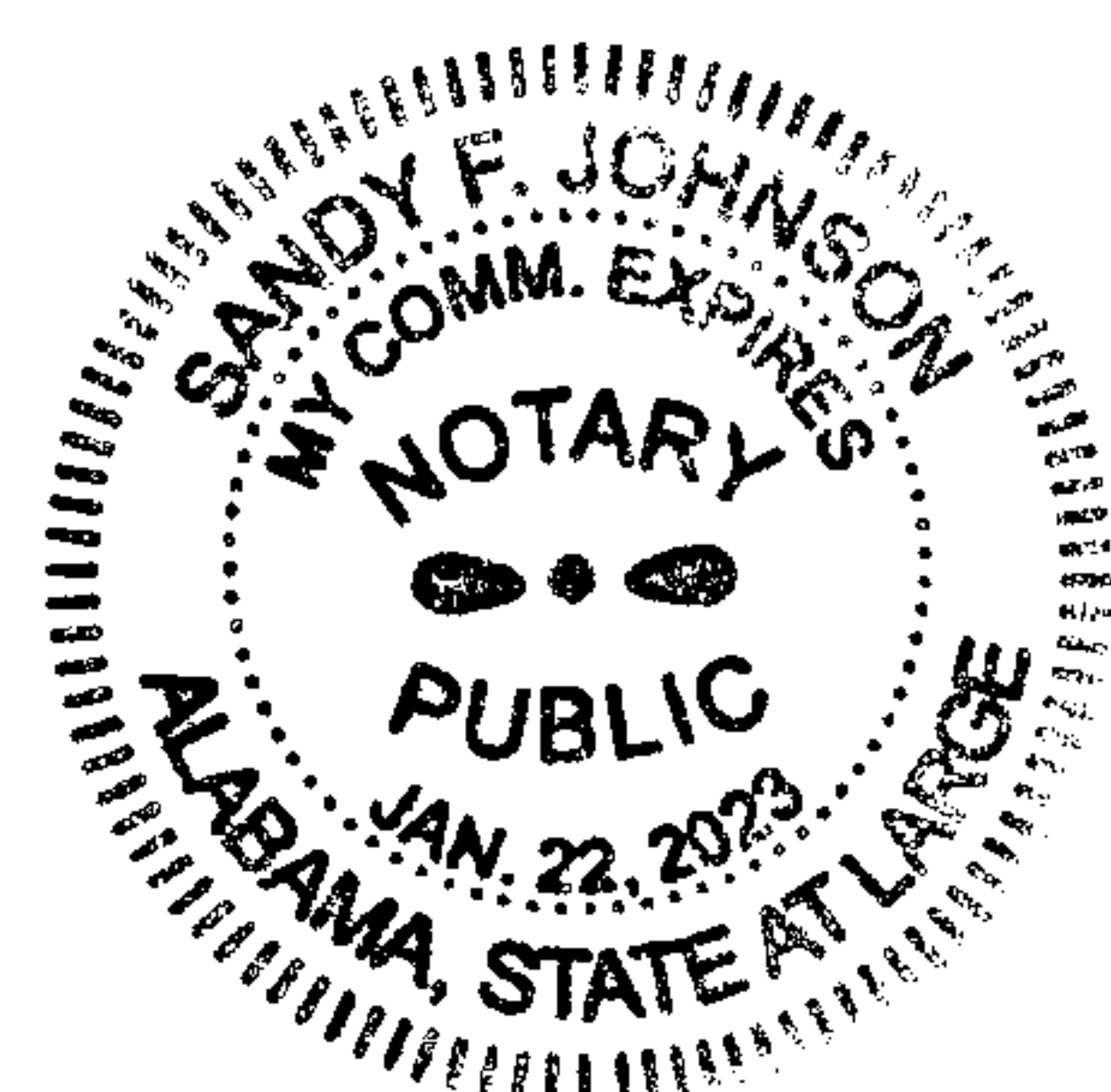
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Adrian P. Cordes and Shelly L. Cordes, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of August, 2019.


Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: 1/22/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/14/2019 11:31:05 AM
\$33.00 CHARITY
20190814000294960



Allen S. Byrd