

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2019-06-5833
Documentary Evidence: Sales Contract

Send Tax Notice To:
Steve F. Bromley
Elizabeth F. Bromley
424 Ashbrook Trail
Columbiana, AL 35051
(Grantees' Mailing Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Fifty One Thousand Five Hundred and 00/100 Dollars (\$51,500.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Barbara W. Neill, an unmarried woman** (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Steve F. Bromley and Elizabeth F. Bromley** (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 5, according to the survey of Dogwood Hollow Estates, as recorded in Map Book 22, page 158, in the Probate Office of Shelby County, Alabama.

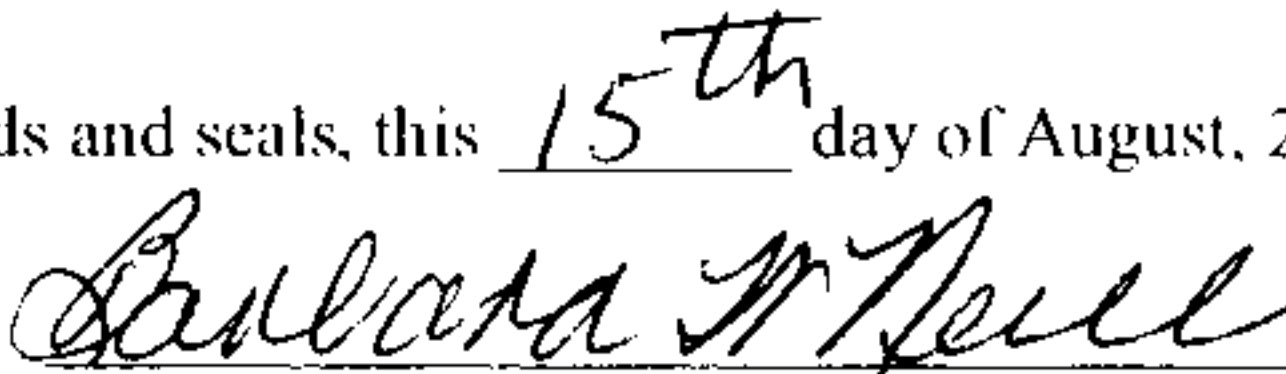
\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even 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, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantor does, for herself, her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

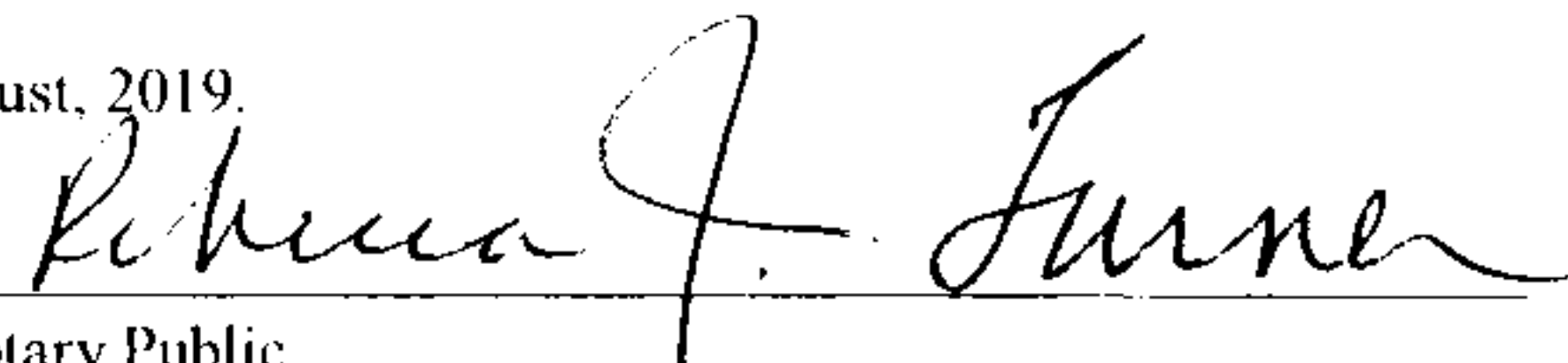
IN WITNESS WHEREOF, the said Grantor has set their hands and seals, this 15th day of August, 2019.

 (Seal)
Barbara W. Neill

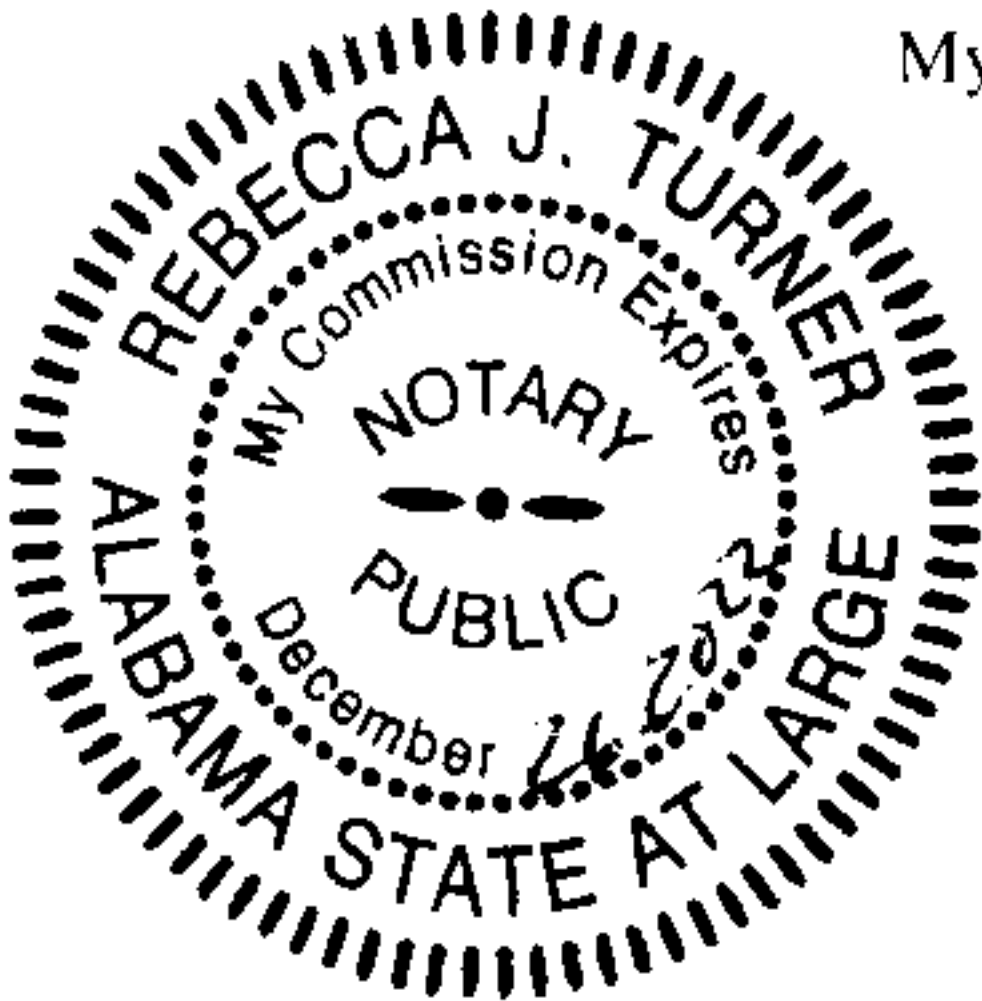
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Barbara W. Neill**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 15th day of August, 2019.


Notary Public
My Commission Expires:

Grantor's Mailing Address:
213 Twin Oaks Way
Chelsea, AL 35043




20190815000298420 1/1 \$66.50
Shelby Cnty Judge of Probate, AL
08/15/2019 04:28 20 PM FILED/CERT

Shelby County, AL 08/15/2019
State of Alabama
Deed Tax: \$51.50