

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
GREGORY CLARK and wife, DEIRDRE H. CLARK
1025 6TH COURT SW
ALABASTER, ALABAMA 35007

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED FIFTY SIX THOUSAND AND NO/100 DOLLARS (\$156,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, RUBY J. CLARK, a widow, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto GREGORY CLARK and wife, DEIRDRE H. CLARK, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 10, Block 2, according to the Survey of Fall Acres, First Addition, as recorded in Map Book 4 page 77, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2019, which are a lien but not yet due and payable until October 1, 2019.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed Book 230 page 892 in the Probate Office.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 171 page 36 and Deed Book 207 page 656 in the Probate Office.

Ruby J. Clark is the sole surviving grantee of that certain deed recorded in Instrument No. 20191104000412250; the other grantee, Eddie L. Clark, having died on or about October 25, 2014.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that

I have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal this 5 day of September, 2019.

THIS DEED IS NOT TO BE IN EFFECT UNTIL SEPTEMBER 5, 2019.

Ruby J. Clark
RUBY J. CLARK

STATE OF Georgia
COUNTY OF Henry

I, the undersigned, a notary public in and for said county, in said state, hereby certify that RUBY J. CLARK, a widow, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of September 2019.



Lisa Tolleson
NOTARY PUBLIC
My Commission Expires: 2/4/21

20190909000330890 2/3 \$184.00
Shelby Cnty Judge of Probate AL
09/09/2019 12:30:17 PM FILED/CERT

Grantor's Name:
RUBY J. CLARK
Mailing Address:
110 TRAVERSE COURT
COLLEGE PARK, GEORGIA 30349


Grantee's name:
GREGORY CLARK and wife, DEIRDRE H. CLARK
Mailing Address:
1025 6TH COURT SW
ALABASTER, ALABAMA 35007

Property Address:
1025 6th Court SW
Alabaster, AL 35007

Date of Sale: SEPTEMBER 5, 2019
Total Purchase Price: \$156,000.00
or
Actual Value
or
Assessor's Market Value

Bill of Sale
 Sales Contract
 Closing Statement

Front of Foreclosure Deed
 Appraisal
 Other _____


20190909000330890 3/3 \$184 00
Shelby Cnty Judge of Probate AL
09/09/2019 12:30:17 PM FILED/CERT