

This Instrument was Prepared by:

Lauren N. Smith, Esquire
for National Title & Appraisal, Inc.
2880 Crestwood Blvd.
Irondale, AL 35210
File No.: 197534

Send Tax Notice To: John M Harris Jr
Ashley Harris
4305 Highway 11 .
Pelham, AL 35124

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seventy Thousand Dollars and No Cents (\$170,000.00)**, 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, **Joyce Brasher Gardner, a single woman, whose mailing address is 4300 Highway 11 Pelham AL 35124** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John M Harris Jr and Ashley Harris, whose mailing address is 4305 Hwy 11, Pelham, AL 35124**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **4305 Highway 11 ., Pelham, AL 35124**; to wit;

Lot 2, Brasher Estates, recorded in Map Book 50, Page 92, situated in Shelby County, Alabama.

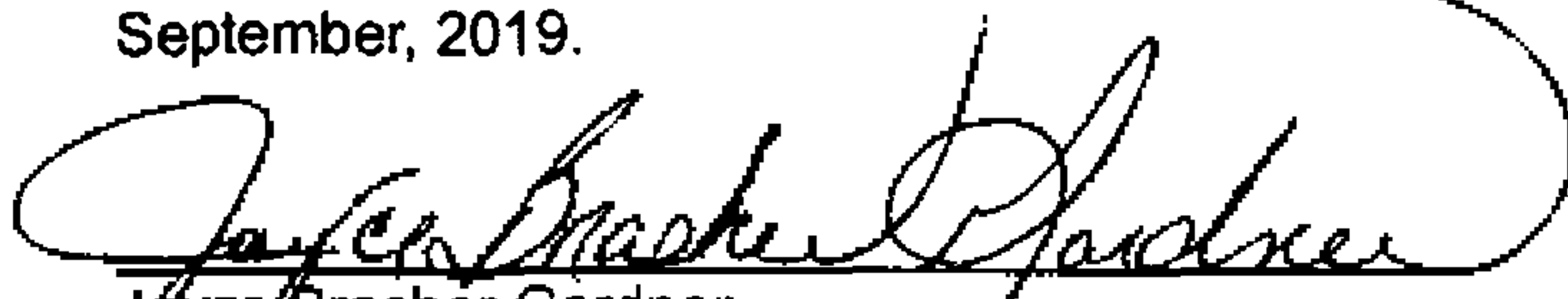
Property may be subject to all taxes, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$161,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees 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 (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of September, 2019.


Joyce Brasher Gardner

State of Alabama

20191001000357820 10/01/2019 08:59:06 AM DEEDS 2/2

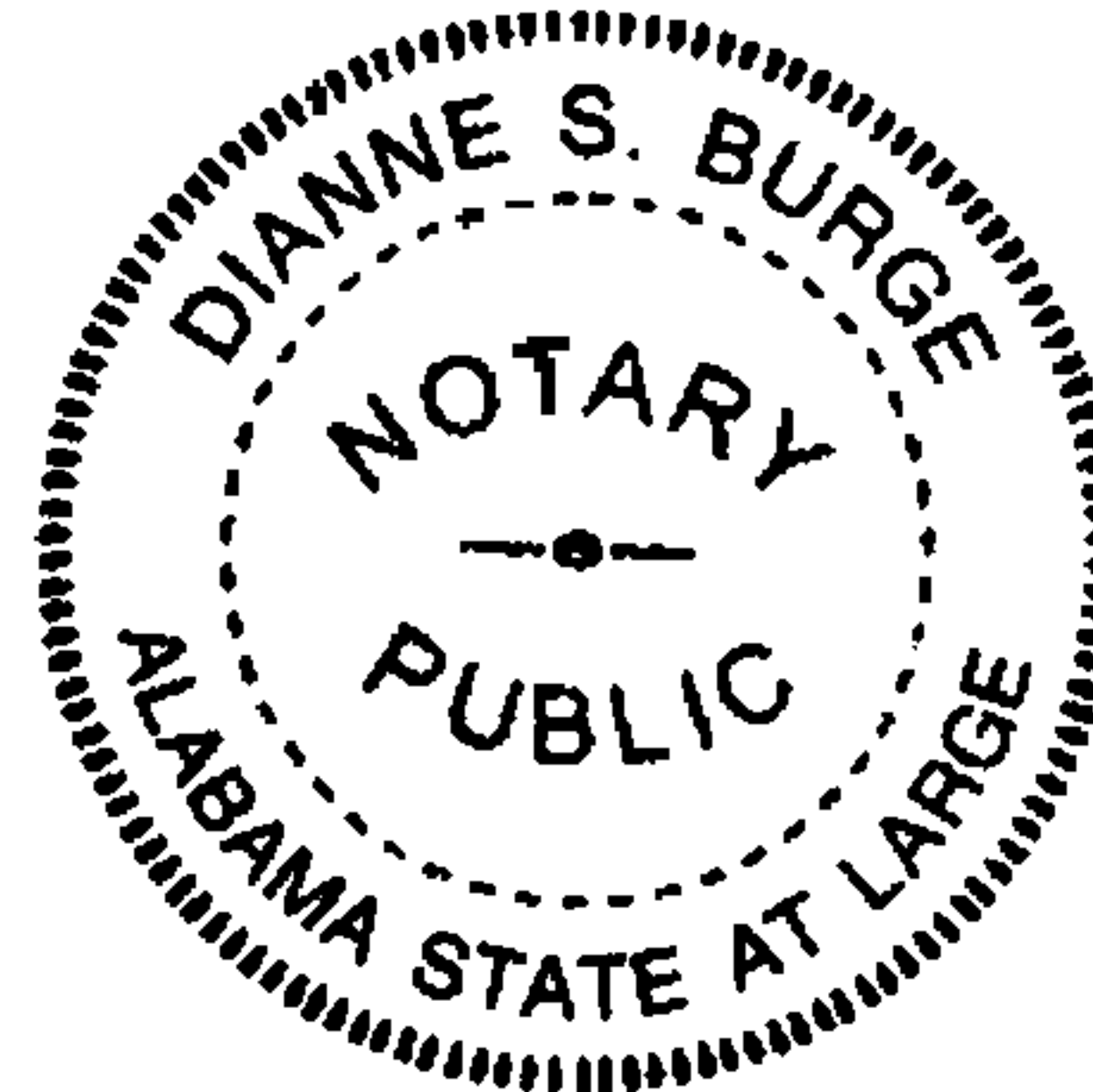
County of Jefferson

I, Dianne S. Burge, a Notary Public in and for the said County in said State, hereby certify that Joyce Brasher Gardner, 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 30th day of September, 2019.

Dianne S. Burge
Notary Public, State of Alabama

My Commission Expires: 5/12/2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2019 08:59:06 AM
\$33.50 CHERRY
20191001000357820

Alecia S. Bayl