

Send Tax Notice to:

260 WYNLAKE DRIVE
ALABASTER, AL 35007

20191018000385860
10/18/2019 03:59:10 PM
DEEDS 1/2

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Forty-seven Thousand and 00/100 Dollars (\$247,000.00)**, 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 where is acknowledged. I or we, **Christina Vineyard, Esq., Personal Representative of The Estate of Deborah Kay Dinguid Caron, being one and the same as Deborah D. Caron, deceased Shelby County Probate Case No. PR-2019-000631** (herein referred to as grantor, whether one or more) whose mailing address is **295 Majestic Pines Lane, Trussville, AL 35173** grant, bargain, sell and convey unto **Gay McAnally and Loren McAnally** (herein referred to as grantees) whose mailing address is 260 Wynlake Dr Alabaster, AL 35007, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **SHELBY** County, Alabama, having an address **260 WYNLAKE DRIVE, ALABASTER, AL 35007** to wit:

Lot 78, according to the Final Plat of Wynlake, Phase 4B, as recorded in Map Book 22, Page 63, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

Deborah D. Caron, deceased grantor herein, is the surviving grantee shown on that certain deed recorded in Instrument No. 20170118000022910; Walter T. Caron, other grantee having died on or about February 9, 2019.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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.

Oct IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17 day of Oct, 2019

Christina Vineyard Esq Personal Representative of the
Christina Vineyard, Esq. Personal Representative
of The Estate of Deborah Kay Diuguid Caron,
being one and the same as Deborah D. Caron, deceased
Shelby County Probate Case No. PR-2019-000631
Estate of Deborah Kay
Diuguid Caron

STATE OF ALABAMA,

JEFFERSON COUNTY ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state,
hereby certify that **Christina Vineyard, Esq. Personal Representative of The Estate of Deborah Kay
Diuguid Caron, being one and the same as Deborah D. Caron, deceased Shelby County Probate
Case No. PR-2019-000631** 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 this conveyance, She in her Capacity as Personal
Representative, executed the same voluntarily.

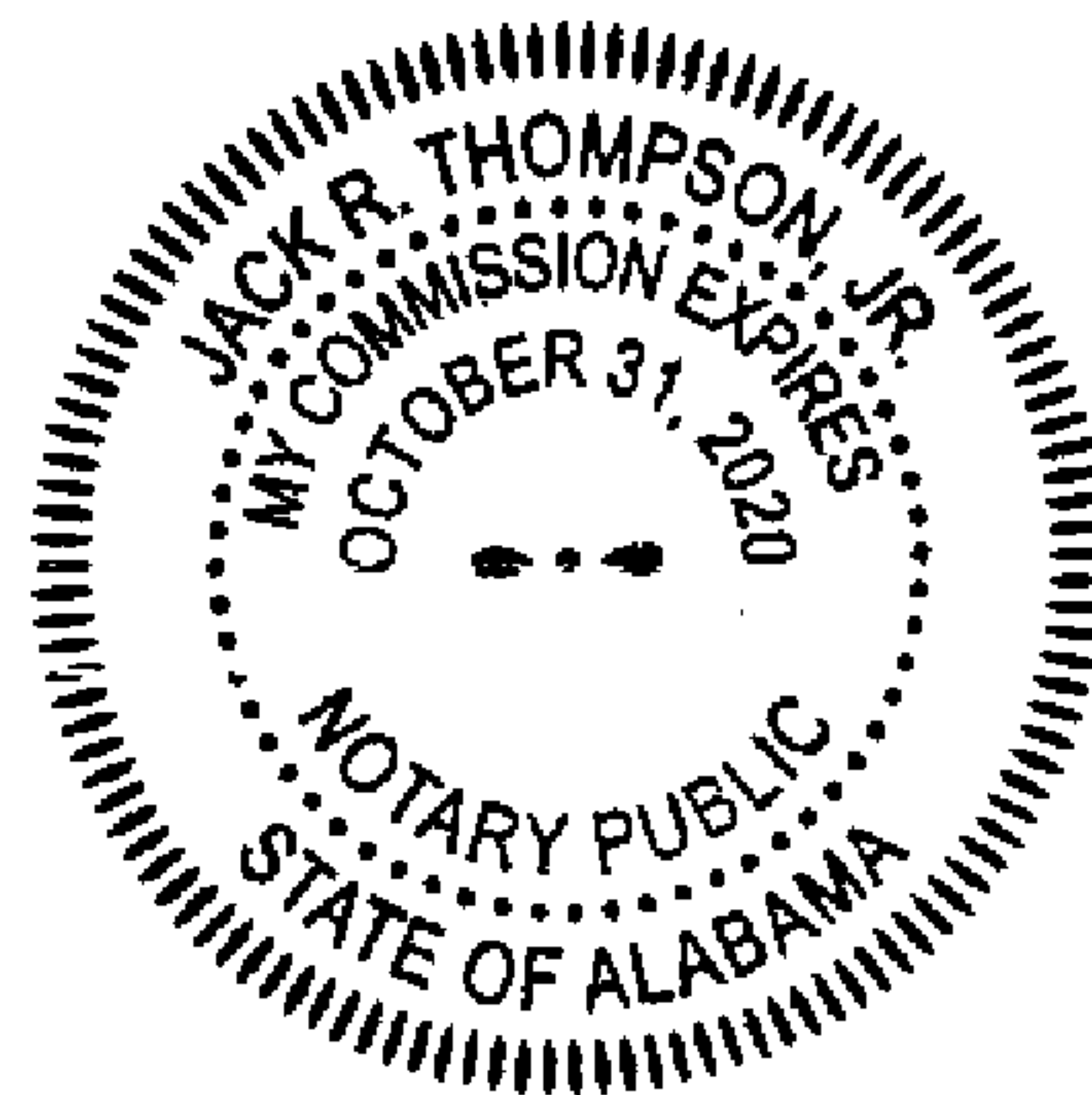
WITNESS my hand and official seal in the county and state aforesaid this the 17th day of Oct, 2019

My Commission Expires: 10/31/2020

Jack R. Thompson Jr.
Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB1315



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/18/2019 03:59:10 PM
\$273.00 CHERRY
20191018000385860

Allen S. Bayl