

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

20191024000391950
10/24/2019 10:00:37 AM
DEEDS 1/3

Send Tax Notice To:
Robert Carr
Nita Carr
5140 Club Ridge DR W
Vestavia, AL 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Fifty Five Thousand Dollars and No Cents (\$55,000.00)** 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

Laura Hinds Duncan, a married woman, and Leslie Hinds Tyler, a married woman, whose mailing address is:

9749 Farnham Drive, Pike Road, AL 36064 / 240 W 18th Street, Chattanooga, TN 37408

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

Robert Carr and Nita Carr, whose mailing address is: 5140 Club Ridge DR W., Vestavia, AL 35242

(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: 5717 Highway 85, Vincent, AL 35178 to-wit:

Lot 1, according to the Final Plat of Camelot Farm as recorded in Map Book 51, page 67, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

The property herein conveyed does not constitute the homestead of either Grantor, nor that of their respective spouse, neither is it contiguous thereto.

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 warrants 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 16th day of October, 2019.

Laura Hinds Duncan
Laura Hinds Duncan

State of Alabama
County of Montgomery

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laura Hinds Duncan, 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 16th day of October, 2019

Doris W. Willis
Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires:



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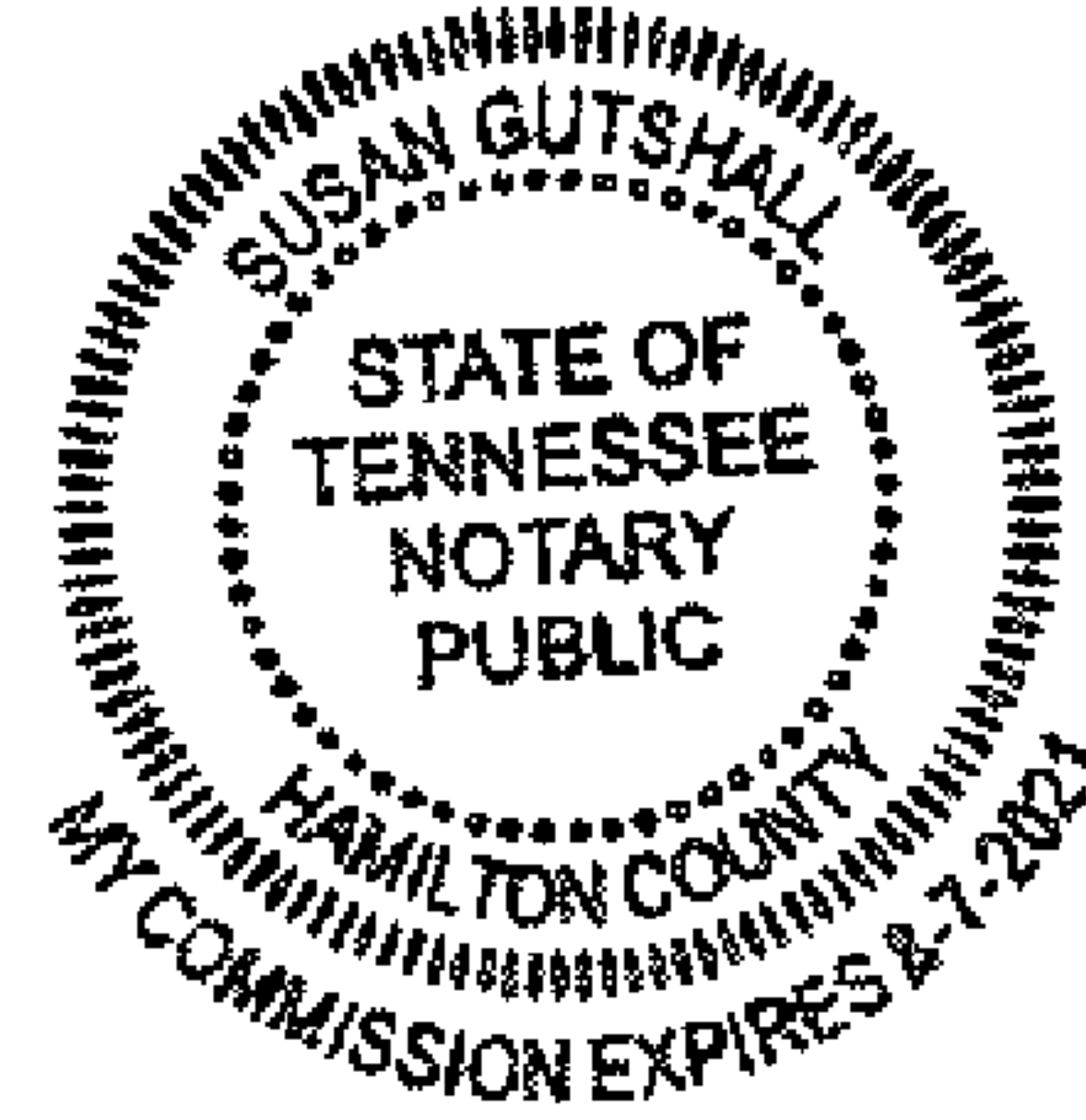
Leslie Hinds Tyler
Leslie Hinds Tyler

State of Tennessee
County of Hamilton

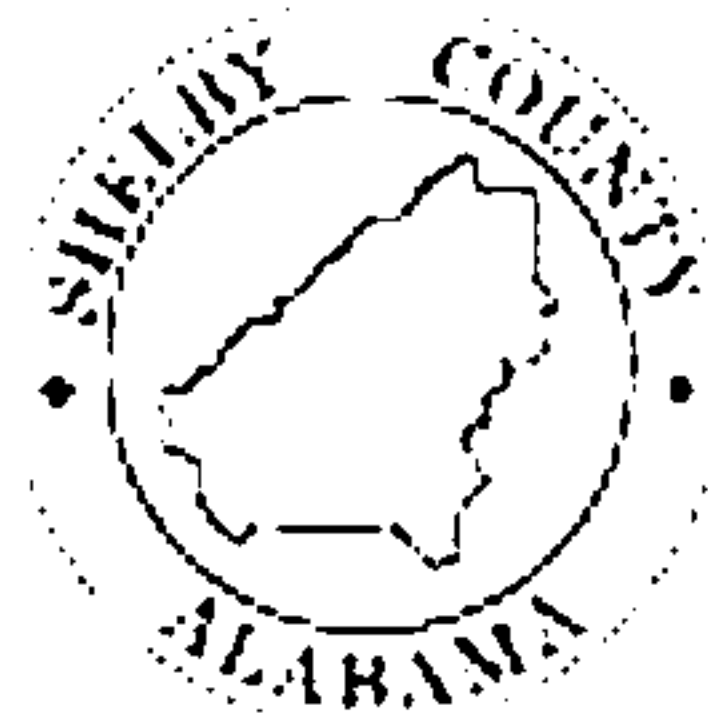
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leslie Hinds Tyler, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they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

Given under my hand and official seal this the 16th day of Oct, 2019.

Susan Gutshall
Notary Public, State of Tennessee
Susan Gutshall
Printed Name of Notary
My Commission Expires: 8-7-21



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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/24/2019 10:00:37 AM
\$83.00 CHERRY
20191024000391950

Allie S. Bayl