

20191114000422280
11/14/2019 10:17:39 AM
DEEDS 1/2

Send Tax Notice to:

John R. and Ashley Rogers
136 Arbour Place
Helena, Al 35080

[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 Twenty Eight Thousand and 00/100 Dollars (\$228,000.00)**, 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 of which is acknowledged. I or we, **Holli Argo and Robert Walter McManus, Jr. a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 357 Strathaven Drive Pelham, AL 35124 grant, bargain, sell and convey unto **John R. Rogers and Ashley Rogers** (herein referred to as grantees) whose mailing address is 136 Arbour Place, Helena, Al 35080 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 136 Arbour Place, Helena, Al 35080 to wit:

Lot 114, according to the Survey of Hillsboro Subdivision, Phase III, as recorded in Map Book 39, Page 123 A, B & C, 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.

\$223,870.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 13 day of November, 2019

Holli Argo
Holli Argo

Robert Walter McManus, Jr.
Robert Walter McManus, Jr.

STATE OF Alabama, Tettersch COUNTY ss:

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Holli Argo and Robert Walter McManus, Jr.** 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, he/she/they executed the same voluntarily.

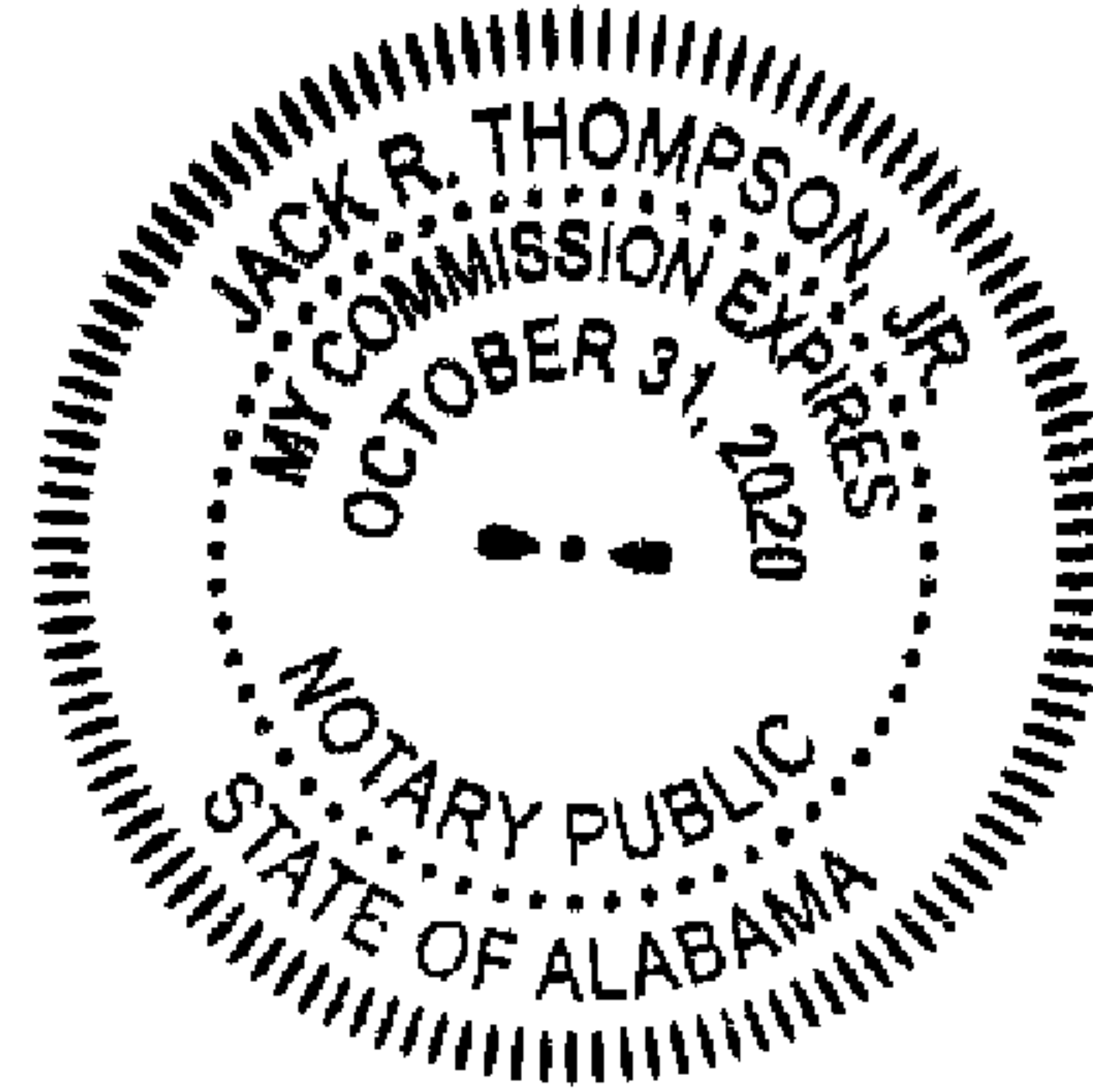
WITNESS my hand and official seal in the county and state aforesaid this the 13th day of **November, 2019**

My Commission Expires: 10/31/2020

[Signature]
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



File No. ATB1334



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/14/2019 10:17:39 AM
\$29.50 CHARITY
20191114000422280

Allen S. Bayl