

20191216000465410

12/16/2019 04:13:24 PM

DEEDS 1/1

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Rickey L. Graves
LaVonne Graves
41 Granliebe Dr
Montevallo, AL 35115

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration 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

Sandy F. Johnson, a married woman, whose mailing address is:

737 Highway 42, Calera, AL 35040

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

Rickey L. Graves and LaVonne Graves, whose mailing address is:

41 Granliebe Dr. Montevallo, AL 35115

(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: 2062 Island Road, Shelby, AL 35143 to-wit:

Lots 2 & 3, according to the Final Plat of Keith Johnson Family Subdivision, as recorded in Map Book 51, Page 85, in the Probate Office of Shelby County, Alabama.

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

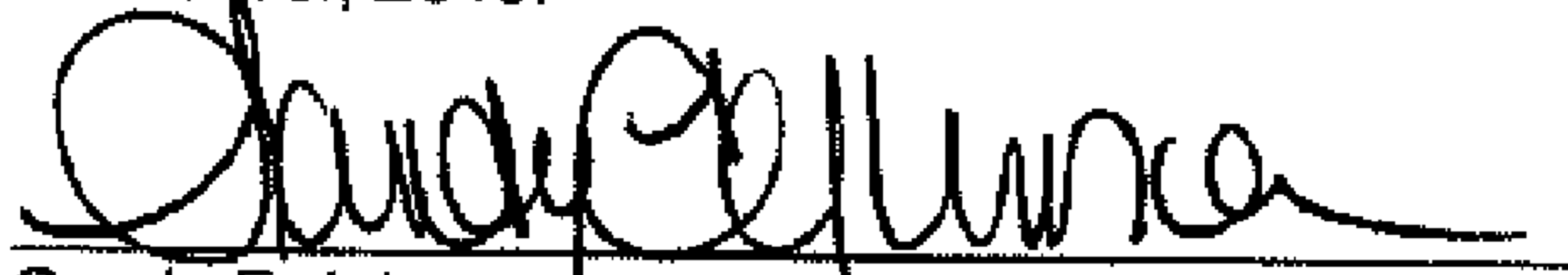
\$136,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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

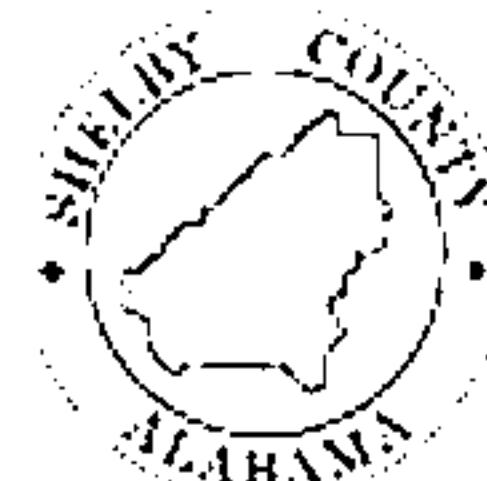
TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the 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 13th day of December, 2019.


Sandy F. Johnson

State of Alabama
County of Shelby

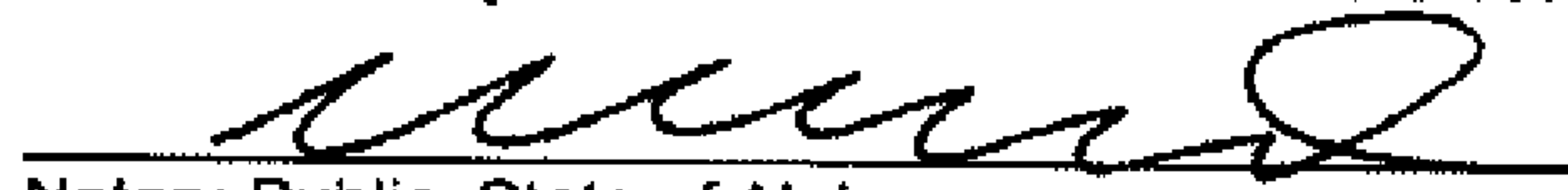


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/16/2019 04:13:24 PM
\$56.00 CHARITY
20191216000465410

Alvin S. Byrd

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandy F. Johnson, 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 13th day of December, 2019.


Notary Public, State of Alabama
Rosalie K. Doggett
Printed Name of Notary
My Commission Expires: January 31, 2021

