

20191220000473010

Prepared by:  
Sandy F. Johnson  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

12/20/2019 11:34:15 AM  
DEEDS 1/1

Send Tax Notice To:  
Kenneth Andrew Resler  
Deann LaRae Resler  
1045 Merion Dr.  
Calera, AL 35040

### WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Sixty One Thousand Dollars and No Cents (\$261,000.00)** 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

**Inesha McCarter, an unmarried woman, whose mailing address is:**

**1045 Merion Drive, Calera, AL 35040**

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

**Kenneth Andrew Resler and Deann LaRae Resler, whose mailing address is:**

**151 Fairlawn Drive, Torrington, CT 06790**

(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: 1045 Merion Dr., Calera, AL 35040 to-wit:

Lot 167, according to the Survey of the Reserves at Timberline Phase 1, as recorded in Map Book 39, Page 27, in the Probate Office of Shelby County, Alabama.

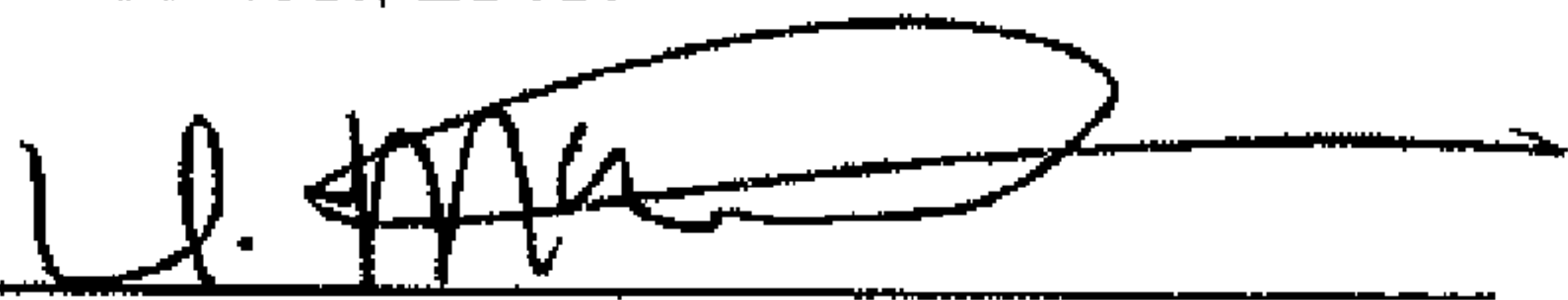
Subject to: All easements, restrictions and rights of way of record.

\$247,950.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 the 19th day of December, 2019.



Inesha McCarter



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/20/2019 11:34:15 AM  
\$35.50 CHARITY  
20191220000473010

*Alvin S. Bayl*

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Inesha McCarter, whose name 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 has/have executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this the 19th day of December, 2019.



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

