

20200107000009210
01/07/2020 09:18:35 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Joseph A Simoneaux and J Suzanna Simoneaux
2060 Chelsea Ridge Dr.
Columbiana, AL 35051

CHL1900114

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Three Hundred Thirty-Two Thousand Five Hundred Dollars and No Cents (\$332,500.00) in hand paid to the undersigned, **Mark William Draper and Nancy Roderick Draper**, a married couple, whose address is 1327 Sunny Slope Cir Carolina Shores NC 28467 (hereinafter "Grantor", whether one or more), by **Joseph A Simoneaux and J Suzanna Simoneaux**, whose address is 2060 Chelsea Ridge Dr., Columbiana, AL 35051, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **as joint tenants with right of survivorship**, the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 45, according to the Survey of Chelsea Ridge Estates Subdivision, as recorded in Map Book 35, Page 150, in the Probate Office of Shelby County, Alabama..

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants, with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 19th day of December, 2019.


Mark William Draper


Nancy Roderick Draper

STATE OF ALABAMA
COUNTY OF SHELBY

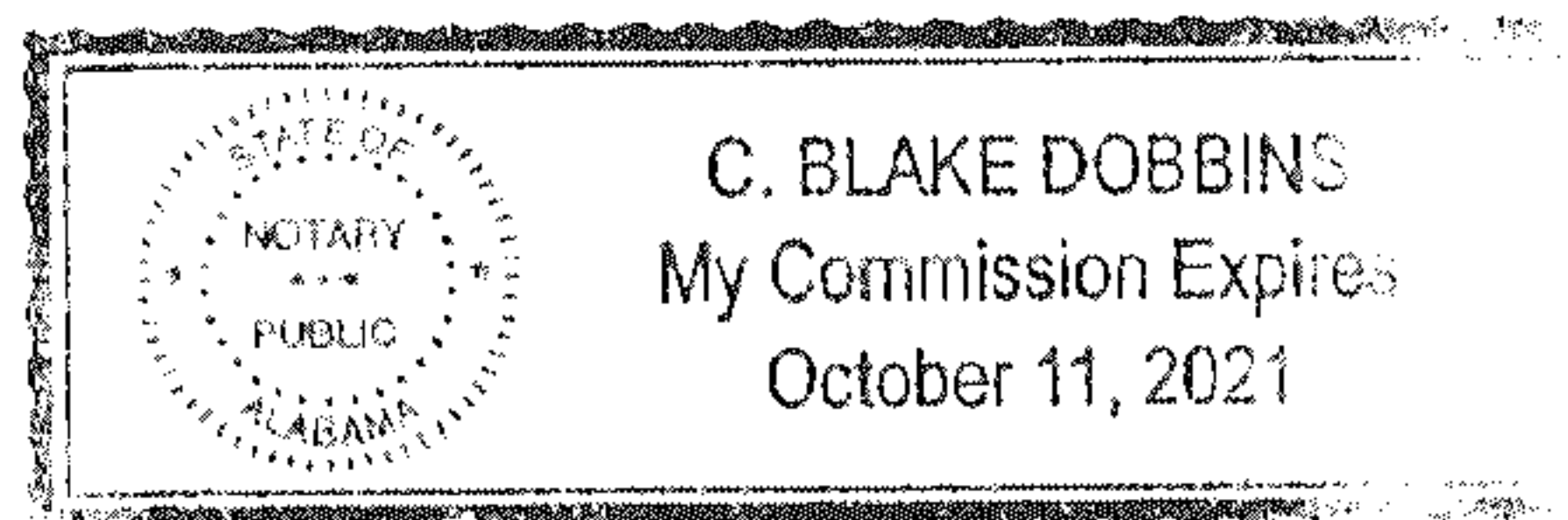
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Mark William Draper and Nancy Roderick Draper, a married couple, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents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

Given under my hand and official seal on this 19th day of December, 2019.



Notary Public

My commission expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/07/2020 09:18:35 AM
\$357.50 CHERRY
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