

20200303000084260

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

03/03/2020 02:28:24 PM
DEEDS 1/2

Send Tax Notice To:
Cody Thomaston
Ashleigh McClure
810 King Street
Helena, AL 35080

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 Ninety Seven Thousand Dollars and No Cents (\$197,000.00)** 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

Millard Neal Roe and Ginger Johnston Roe, husband and wife, whose mailing address is:

2844 Helena Road, Helena, AL 35080

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

Cody Thomaston and Ashleigh McClure, whose mailing address is:

141 Mangrove Drive, ALabaster, AL 35007

(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: 810 King St., Helena, AL 35080 to-wit:

A parcel of land being part of Lot 17 and Lot 18 of Mullins Addition to Helena, as recorded in Map Book 3, Page 56 in the Office of the Judge of Probate of Shelby County, Alabama. Being at the Southeast corner of above said Lot 18, said point being the Point of Beginning; thence North 88°23'46" West, a distance of 195.77 feet; thence North 37°56'55" East, distance 55.74; thence North 13°52'23" West, a distance of 107.04 feet; thence North 44°51'04" West, a distance of 39.50 feet; thence South 88°19'36" East a distance of 215.03 feet; thence South 00°00'00" East, a distance of 175.08 to the Point of Beginning.

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

\$193,431.00 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.

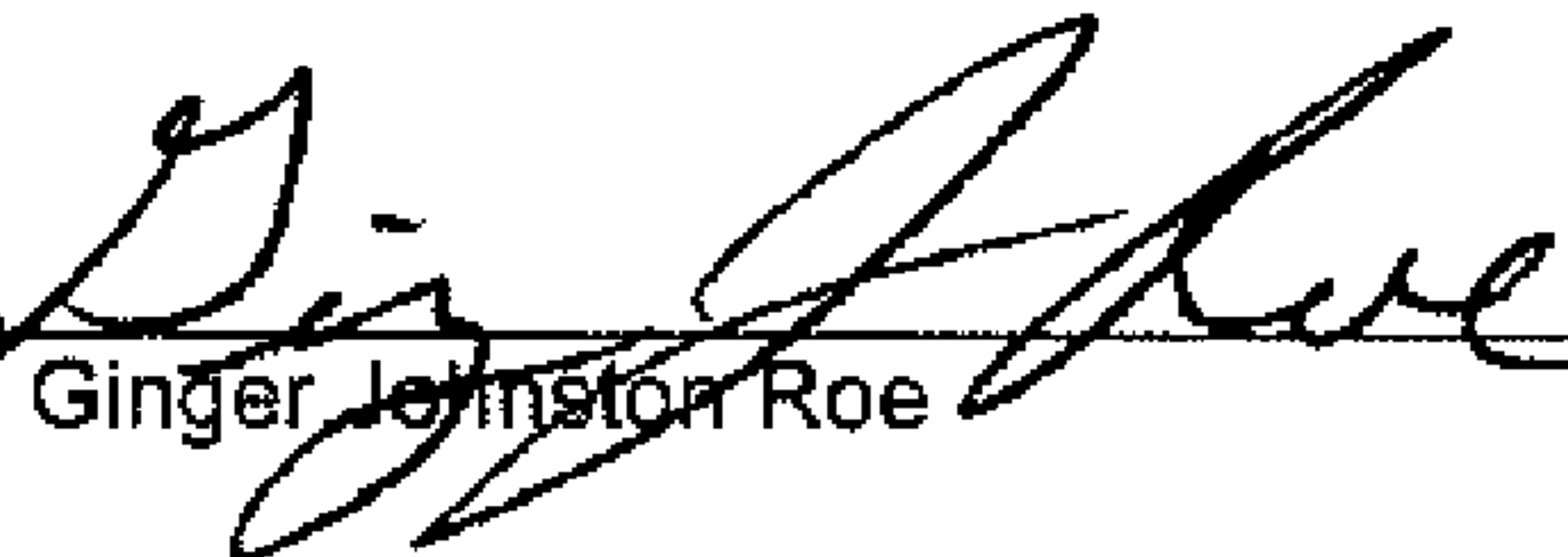
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 21th day of

February, 2020.

20200303000084260 03/03/2020 02:28:24 PM DEEDS 2/2



Millard Neal Roe




Ginger Johnston Roe

State of Alabama

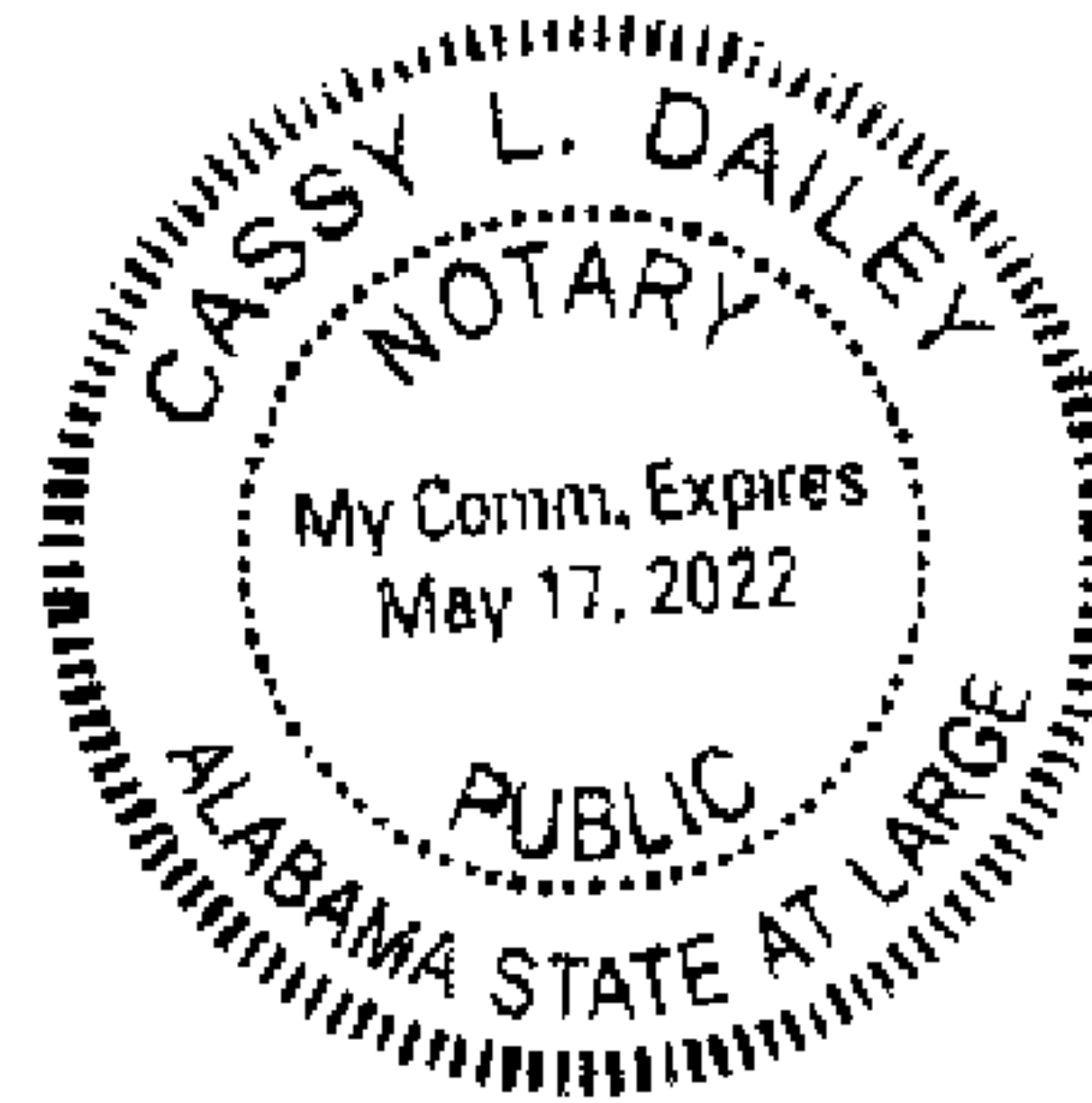
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Millard Neal Roe and Ginger Johnston Roe, 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 27th day of February, 2020.



Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2020 02:28:24 PM
\$29.00 CHARITY
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