

Send tax notice to: Leslie S. Wright, 3562 Saddlecreek Dr., Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

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 million five hundred twenty-nine thousand five hundred and no/100 (\$1,529,500.00) Dollars 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

Henry E. McKay and his wife Sara L. McKay, whose mailing address is:

5120 Greystone Way ; Birmingham, Al 35241

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

Leslie S. Wright and Kelli H. Wright whose mailing address is:
3562 Saddlecreek Dr., Birmingham, Al. 35242

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 3562 Saddlecreek Dr., Birmingham, Al. 35242 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

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

\$1,223,600.00 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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 26 day of February, 2020.

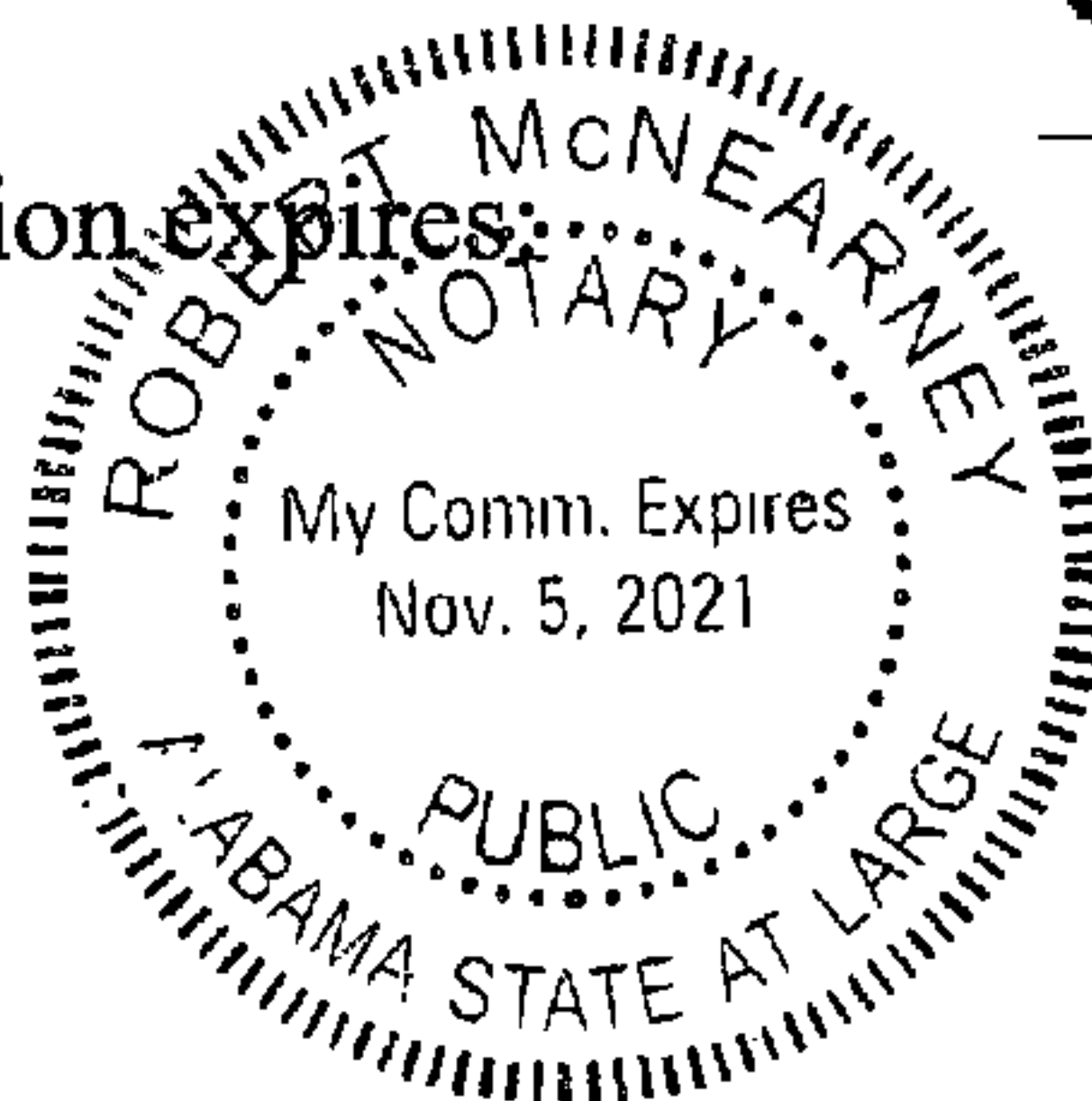

_____(SEAL)
HENRY E. MCKAY

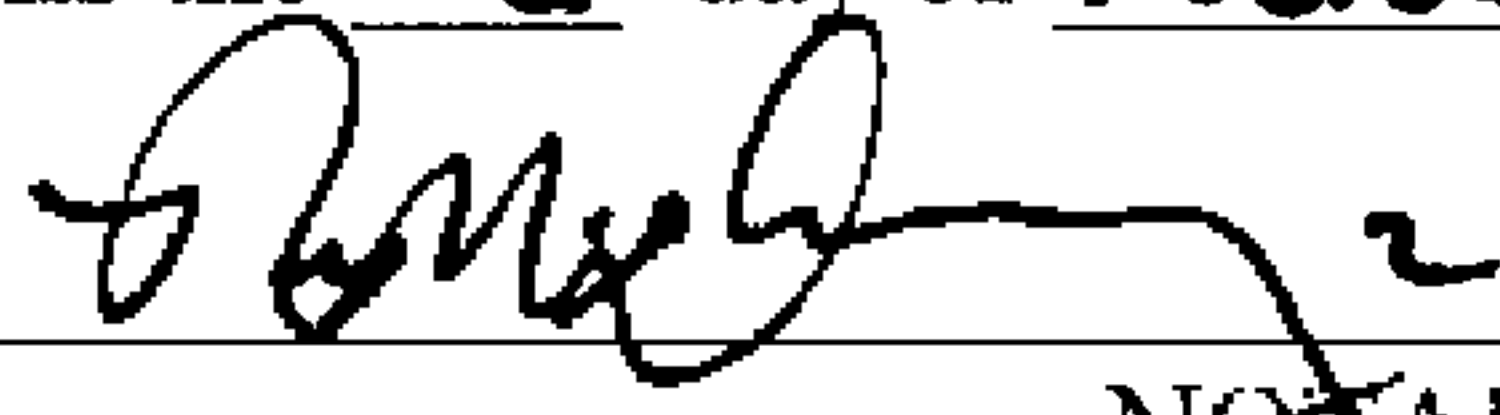

_____(SEAL)
SARA L. MCKAY

State of ALABAMA
County Of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Henry E. McKay and his wife Sara L. McKay, whose names are signed to the foregoing conveyance & are known to me acknowledged before me on this day that being informed of the contents of said conveyance he/she/they have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 26 day of February, 2020.

My commission expires:





NOTARY PUBLIC

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 20-0320

Lot 1-D, according to the Survey of Saddle Creek Acres, as recorded in Map Book 14, Page 8, in the Probate Office of Shelby County, Alabama, more particularly described as follows: The Southeast Quarter of the Northwest Quarter of the Northeast Quarter, Section 22, Township 18 South, Range 1 West, Shelby County, Alabama.

Also an easement of 50 feet in width along the South line of the Southwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 22, Township 18 South, Range 1 West, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/09/2020 12:42:07 PM
\$334.00 MISTI
20200309000091870

Allen S. Bayl