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03/20/2020 10:02:04 AM  
DEEDS 1/2

Prepared by:  
Sandy F. Johnson  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
James Seth Starnes  
Rachel Ann Starnes  
102 Griffin Drive  
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 **Three Hundred Three Thousand Dollars and No Cents (\$303,000.00)** 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

**Kimberly B. Cato, an unmarried woman, whose mailing address is:**

**2019 Ashley Brook Way, Helena, AL 35080**

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

**James Seth Starnes and Rachel Ann Starnes, whose mailing address is:**

**102 Griffin Drive, Helena, AL 35080**

(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: 102 Griffin Drive, Helena, AL 35080 to-wit:

A part of Lot 14, according to the Map and Survey of Royal Pines, Phase One, as recorded in Map Book 11, Page 51, in the Probate Office of Shelby County, Alabama, described as follows:

Commence at the Northeast corner of Lot 14, Royal Pines, Phase One, as recorded in Map Book 11, Page 51, Shelby County, Alabama and run South 69°33'42" West 186.90 feet along the Northerly line of said Lot 14 to the Northwestern corner of said Lot 14 to Point of Beginning; thence South 01°48'36" West 29.45 feet along the Westerly line of said Lot 14; thence left 90°00' and run Southeast 20.80 feet; thence left 90°00' and run Northerly for 10.00 feet; thence left 46°55'54" and run Northwesternly 28.48 feet to the Point of Beginning.

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

\$297,511.00 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 I(we) have hereunto set my (our) hand(s) and seal(s), this 17th day of March, 2020.

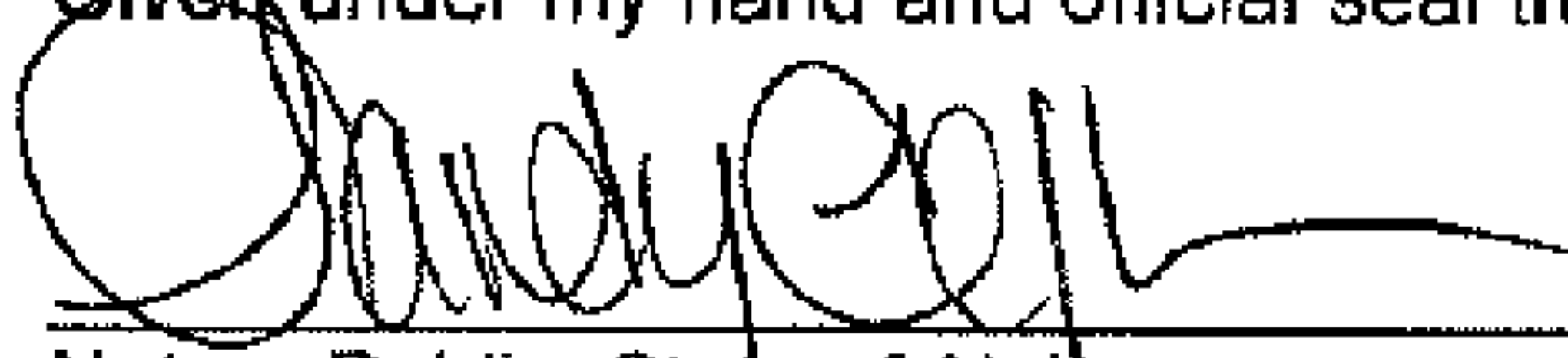
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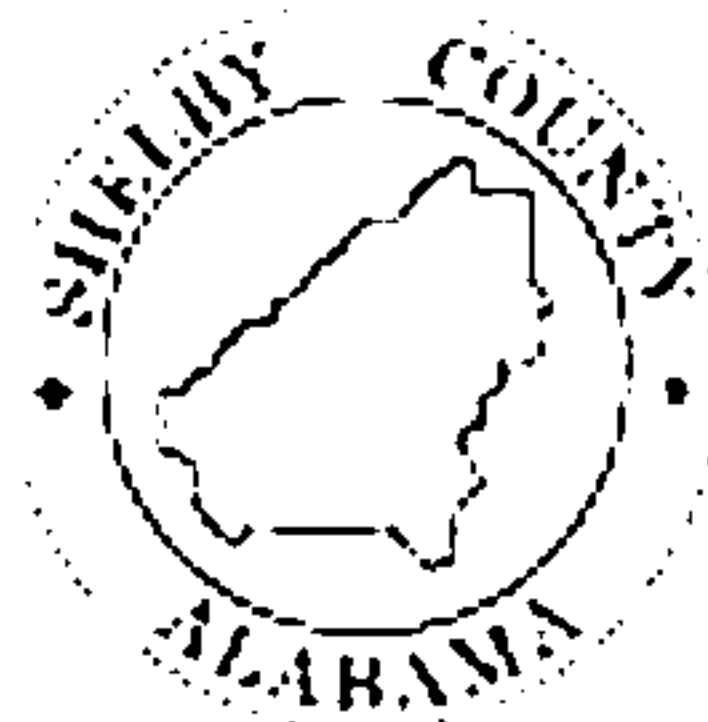
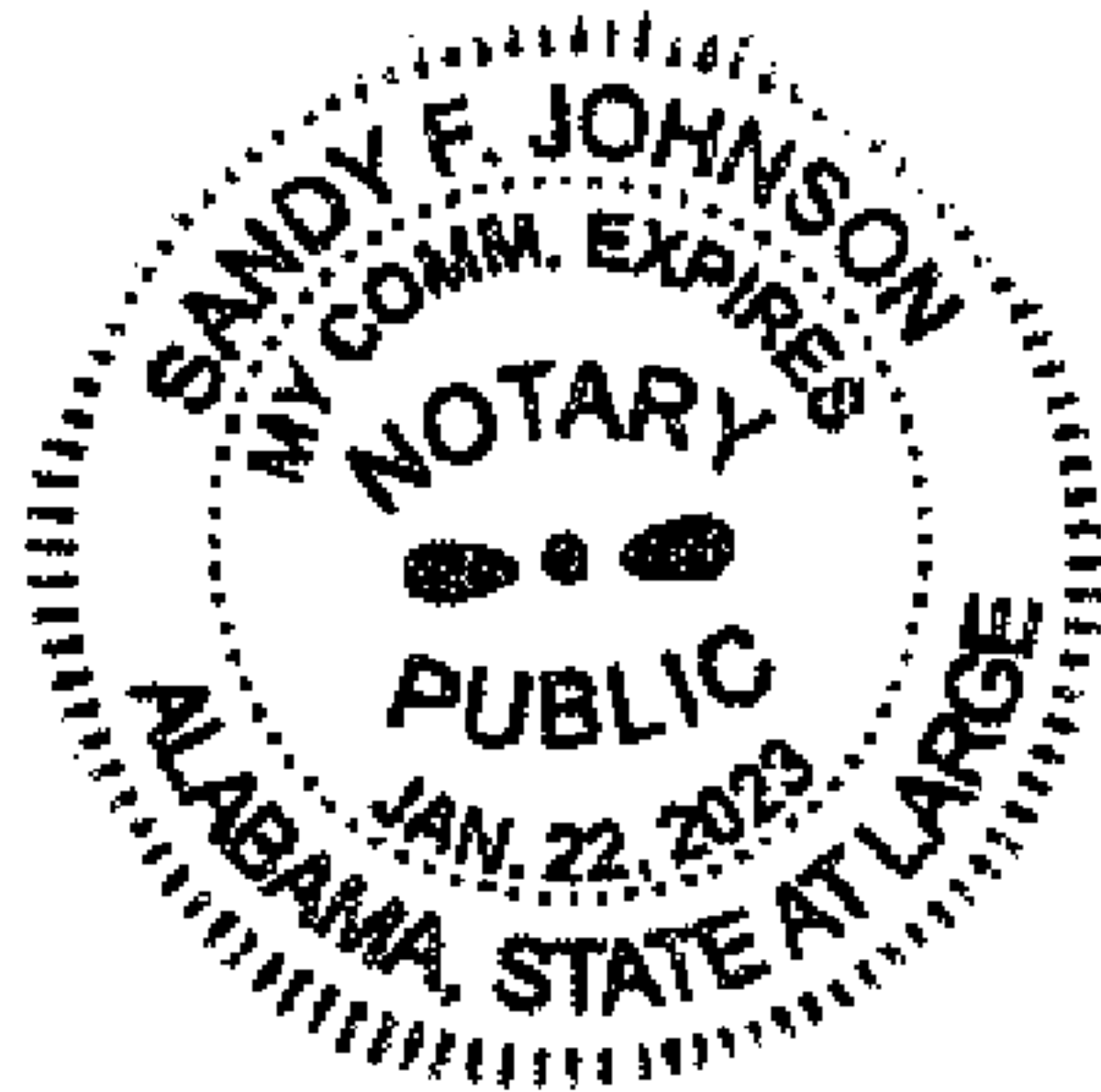
  
\_\_\_\_\_  
Kimberly B. Cato

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kimberly B. Cato, 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 17th day of March, 2020.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Sandy F. Johnson  
Printed Name of Notary  
My Commission Expires: January 22, 2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/20/2020 10:02:04 AM  
\$30.50 CHERRY  
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