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DEEDS 1/3

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Dedra Denee Fargason
Russell Fargason

1047 Grand Oaks Drive
Bessemer, AL 35022

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Sixty Thousand Dollars and No Cents (\$460,000.00)** 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

Ernest L. Smith Jr. and Misty R. Smith, husband and wife, whose mailing address is:

1047 Grand Oaks Dr, Bessemer, AL 35022

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

Dedra Denee Fargason and Russell Fargason, whose mailing address is:

1047 Grand Oaks Drive, Bessemer, AL 35022

(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: 1047 Grand Oaks Drive, Bessemer, AL 35022 to-wit:

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

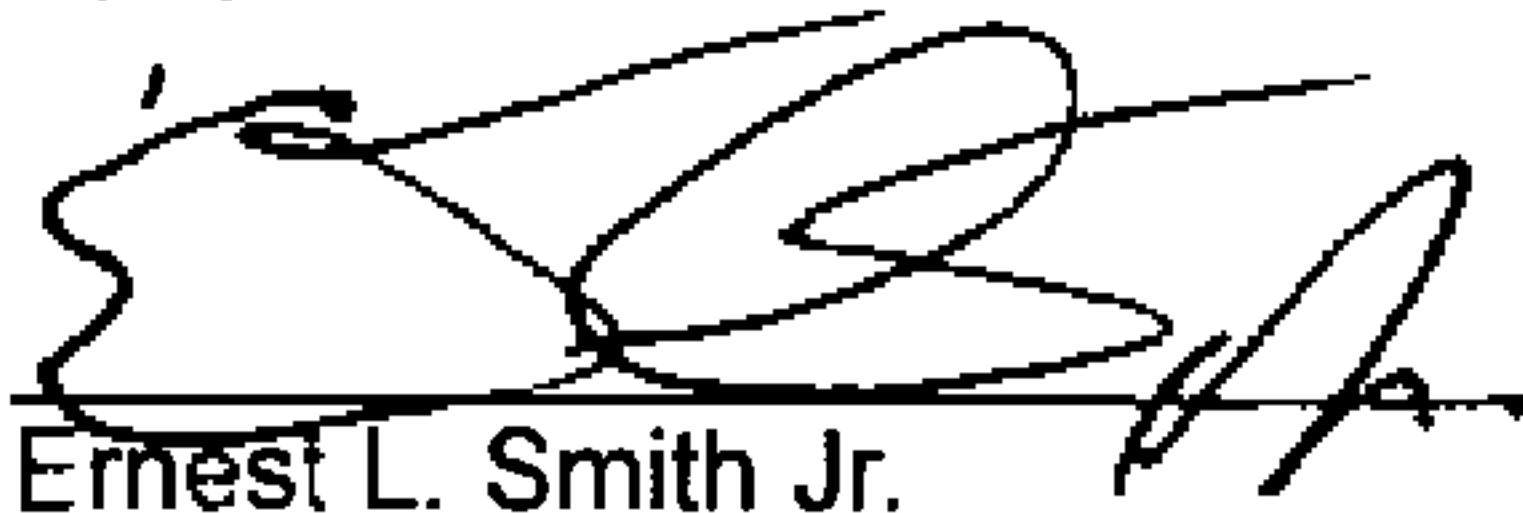
Subject to: All easements, restrictions and rights of way of record.

\$436,056.00 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 23rd day of April, 2020.


Ernest L. Smith Jr.


Misty R. Smith

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ernest L. Smith Jr. and Misty R. Smith, husband and wife, 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 23rd day of April, 2020.


Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: _____

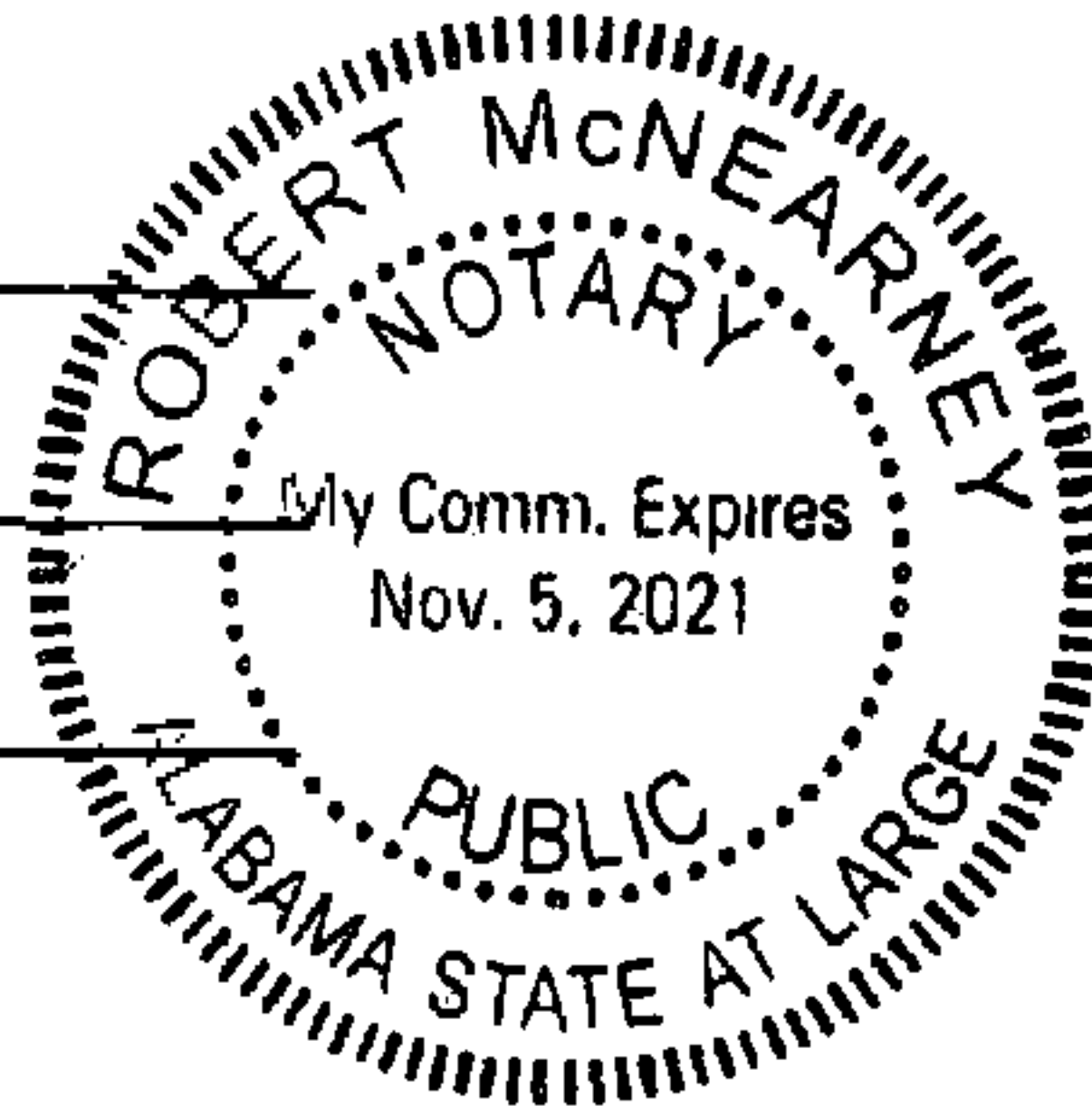


EXHIBIT "A"

Lot 11-A, according to the Resurvey Lots 10 & 11 of Grand Oaks, as recorded in Map Book 35, Page 58, in the Probate Office of Shelby County, Alabama.

Also:

An exclusive joint driveway for an ingress/egress Easement for the use of Lot 10A and 11A of Grand Oaks, situated in the SE ¼ of Section 14, Township 20 South, Range 4 West, City of Hoover, Shelby County, Alabama, and being more particularly described as follows:

Begin at the NE corner of Lot 10A of A Resurvey of Lots 10 & 11, Grand Oaks, as recorded in Map Book 35, Page 58, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the Point of Beginning; thence South 21 degrees 42 minutes 19 seconds West a distance of 90.00 feet; thence North 62 degrees 25 minutes 12 seconds West a distance of 33.45 feet; thence North 24 degrees 09 minutes 37 seconds East a distance of 96.05 feet to the beginning of a curve to the left, having a radius of 50.00 feet, a central angle of 35 degrees 40 minutes 51 seconds, and subtended by a chord which bears South 50 degrees 26 minutes 57 seconds East, and a chord distance of 30.64 feet; thence along the arc of said curve, a distance of 31.14 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/13/2020 03:01:38 PM
\$52.00 CHARITY
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Allen S. Bayl