

Send Tax Notice to:

Eric Dewayne Graggs and Kimberly Marlana Graggs
580 18th Street
Calera, AL 35040

20200608000230030
06/08/2020 01:00:54 PM
DEEDS 1/2

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Ninety Five Thousand and 00/100 Dollars (\$195,000.00)** 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 where is acknowledged. I or we, **Samuel Guy Smith and wife Brenda Smith**, (herein referred to as grantor, whether one or more) whose mailing address is 444 Sherwood Circle Calera AL grant, bargain, sell and convey unto **Eric Dewayne Graggs and Kimberly Marlana Graggs** (herein referred to as grantees) whose mailing address **580 18th Street, Calera, AL35040**, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address **580 18th Street, Calera, AL 35040** to wit:

LOTS 1 AND 2, BLOCK 72, ACCORDING TO J.H. DUNSTAN'S MAP OF TOWN OF CALERA, SITUATED IN SHELBY COUNTY, ALABAMA

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$191,468.00 OF THE CONSIDERATION RECITED ABOVE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLU HEREWITH

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 the 5th day of June, 2020


Samuel Guy Smith


Brenda Smith

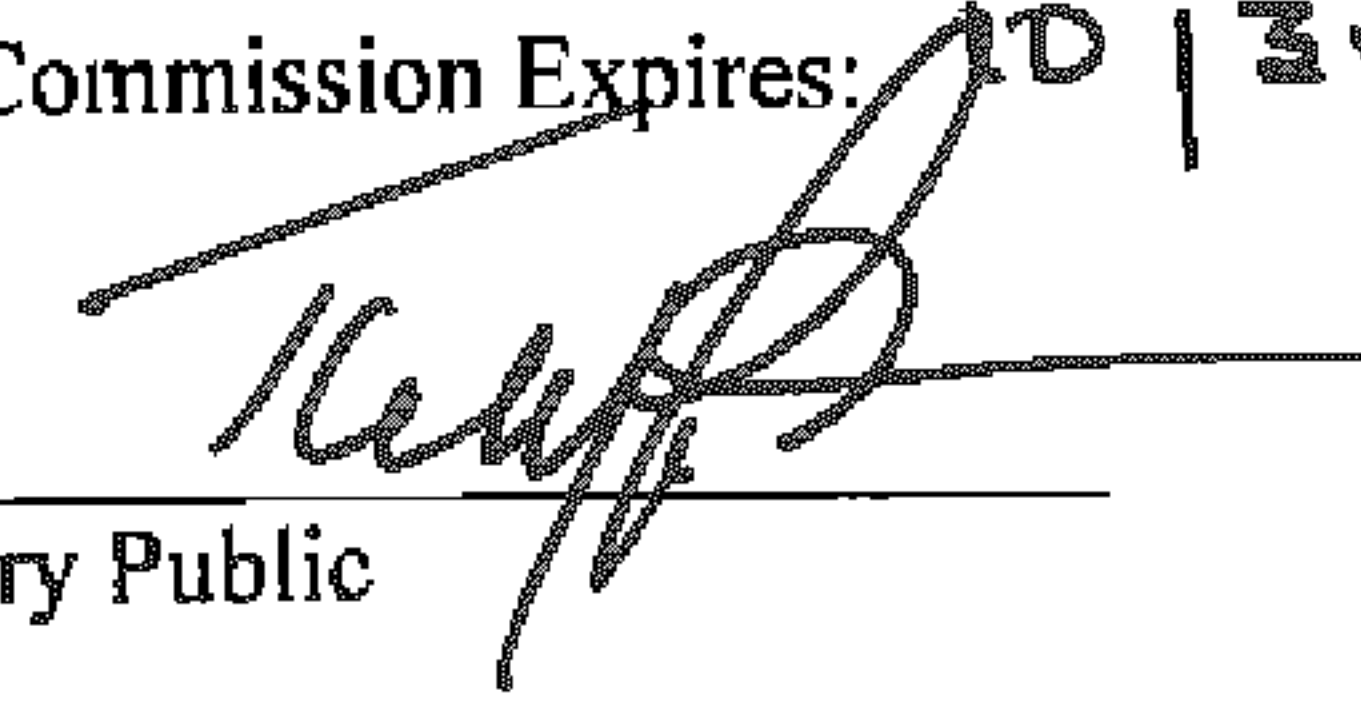
STATE OF ALABAMA

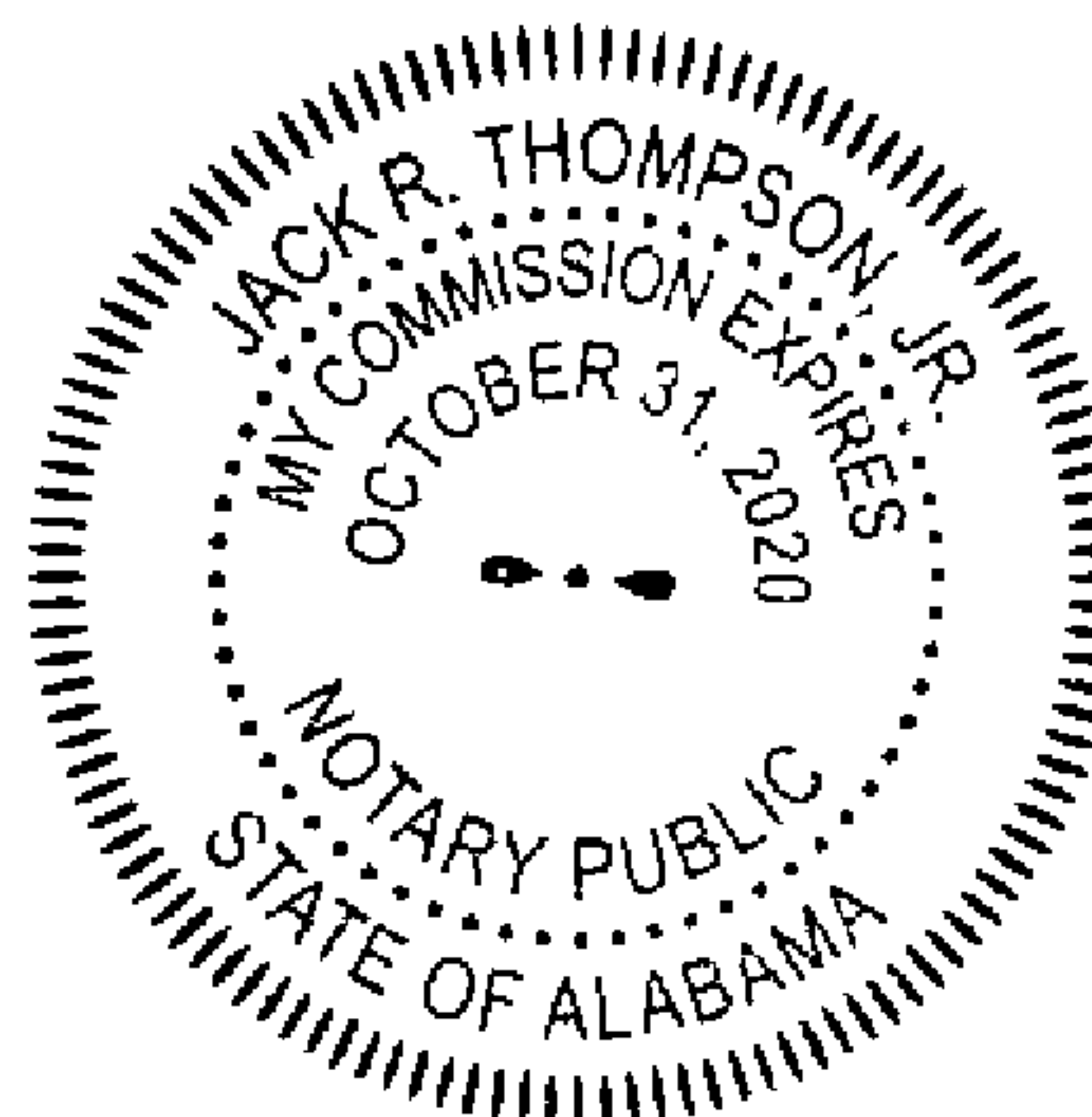
JEFFERSON COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Samuel Guy Smith and Brenda Smith** 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 this conveyance, he/she/they executed the same voluntarily for themselves.

WITNESS my hand and official seal in the county and state aforesaid this the 5th day of June, 2020

My Commission Expires: 10/31/2020


Notary Public



(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591

ATB 1609



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/08/2020 01:00:54 PM
\$29.00 CHERRY
20200608000230030

