

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

20200818000356790
08/18/2020 09:53:59 AM
DEEDS 1/2

Send Tax Notice To:
Robert M. Polk
April M. Polk
105 Big Oak Dr.
Maylene, AL 35114

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 Eighty Five Thousand Dollars and No Cents (\$185,000.00)** 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

* an unmarried man

Gary D. Faust Jr., whose mailing address is:

102 Big Oak Dr., Maylene, AL 35114

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

Robert M. Polk and April M. Polk, whose mailing address is:

105 Big Oak Dr., Maylene, AL 35114

(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: 117 1st St., Alabaster, AL 35007 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.

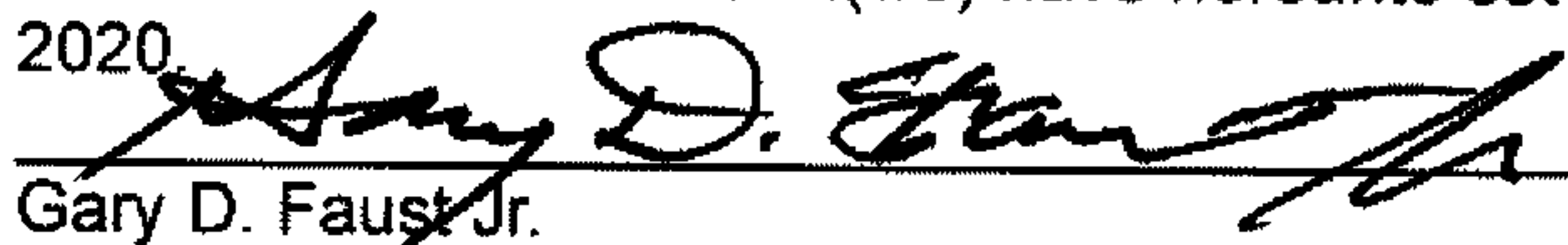
\$148,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Gary D. Faust, Jr is the surviving grantee in that Deed recorded in Instrument No. 20021217000629740 in the Probate Records of Shelby County, Alabama. Linda B. Faust the other grantee died on or around August 16, 2017.

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 14th day of August, 2020.


Gary D. Faust Jr.

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary D. Faust Jr., 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 14th day of August, 2020.


Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022

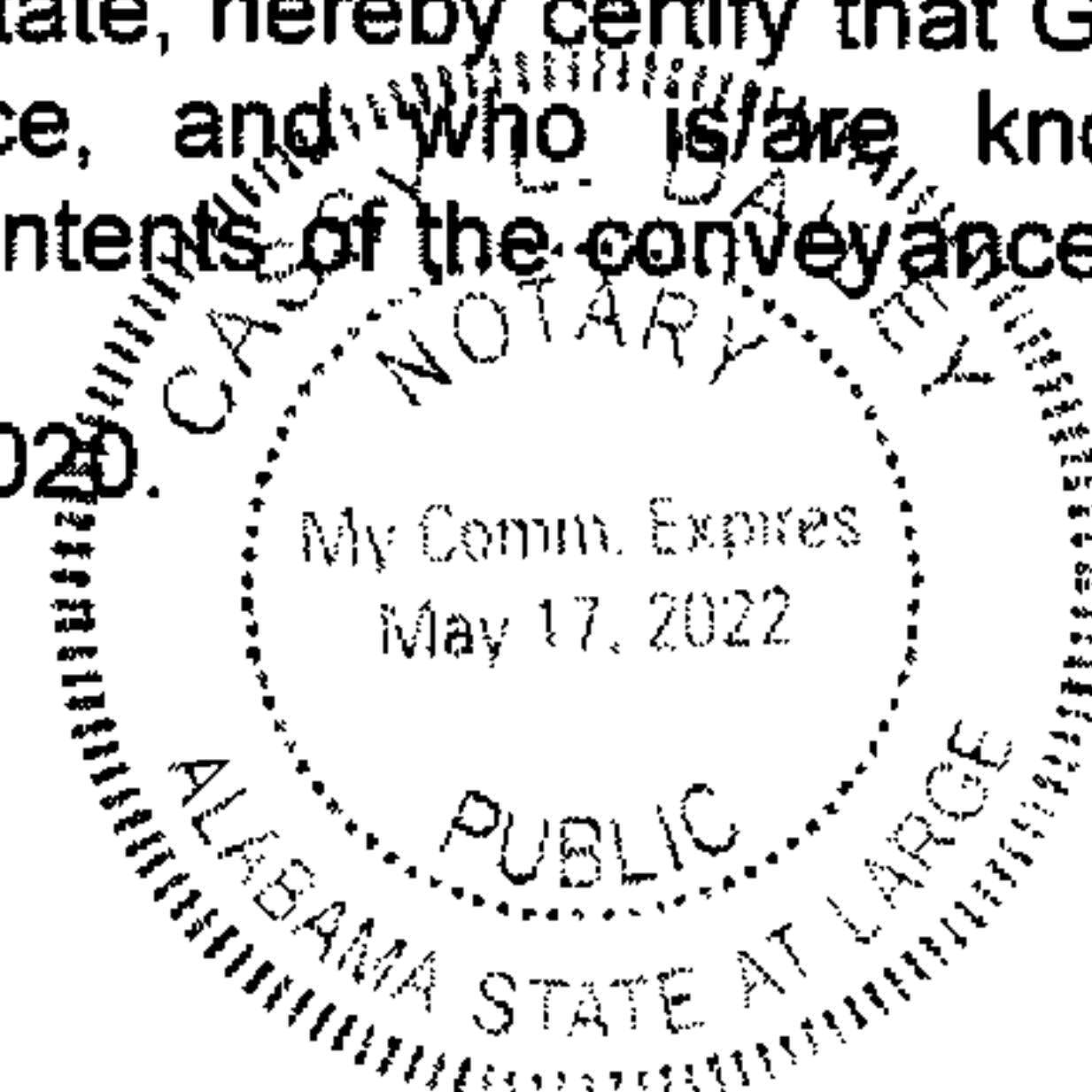
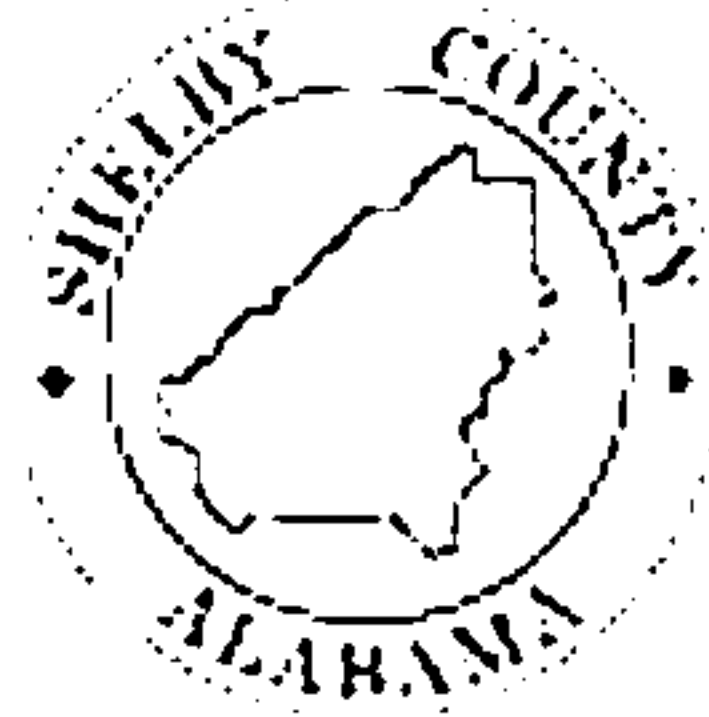


EXHIBIT "A"
LEGAL DESCRIPTION

Twenty-five (25) feet on the South side of Lot Number Four (4) in Block One in the Nickerson and Scott Survey of Alabaster, Alabama, as recorded in Map Book 3, Page 34, of the Probate Records of Shelby County, Alabama; being situated in Section 35, Township 20, Range 3 West, Shelby County, Alabama



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/18/2020 09:53:59 AM
\$62.00 JESSICA
20200818000356790

Alvin S. Bayl