

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

Send Tax Notice To:
James R. Long Jr.
Kasey Nicole Long
109 Walking Horse Trc
Alabaster, AL 35007

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 Sixty Five Thousand Dollars and No Cents (\$365,000.00) 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

Rodricus Ware, a single man, whose mailing address is:

109 Walking Horse Trc., Alabaster, AL 35007

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

James R. Long Jr. and Kasey Nicole Long, whose mailing address is:

117 Tanglewood Dr., Alabaster, AL 35007

(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: 109 Walking Horse Trc, Alabaster, AL 35007 to-wit:

Lot 15, according to the Survey of Saddle Lake Farms Second Addition Phases III, IV, V, VI and VII, as recorded in Map Book 29, Page 34, in the Probate Office of Shelby County, Alabama.

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

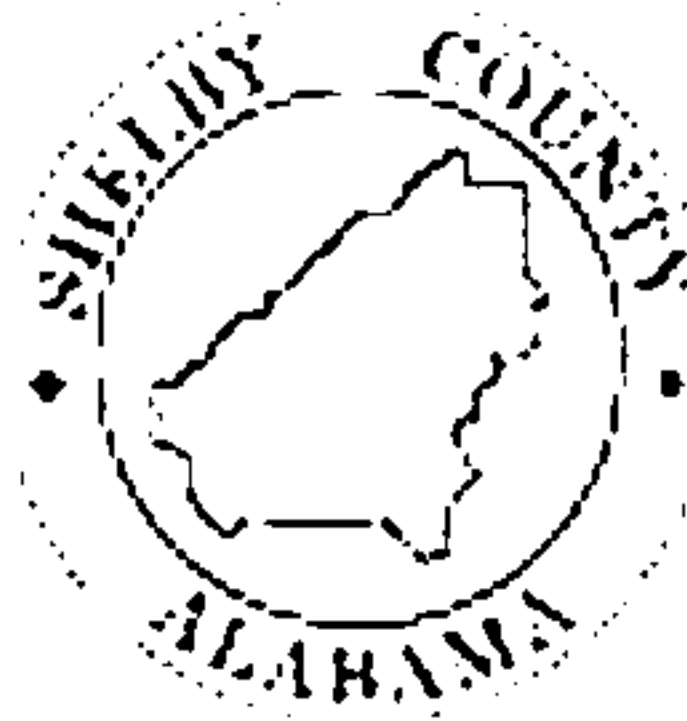
\$346,750.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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.

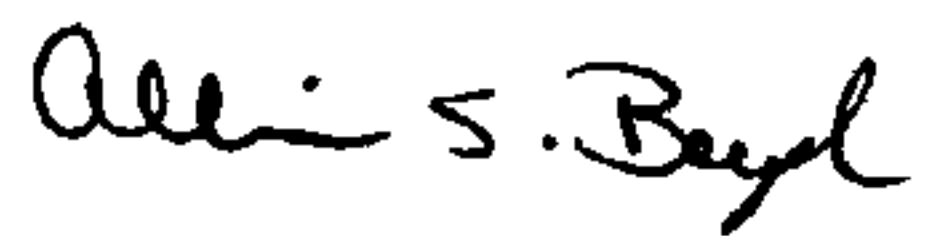
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall 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 26th day of February, 2021.


Rodricus Ware



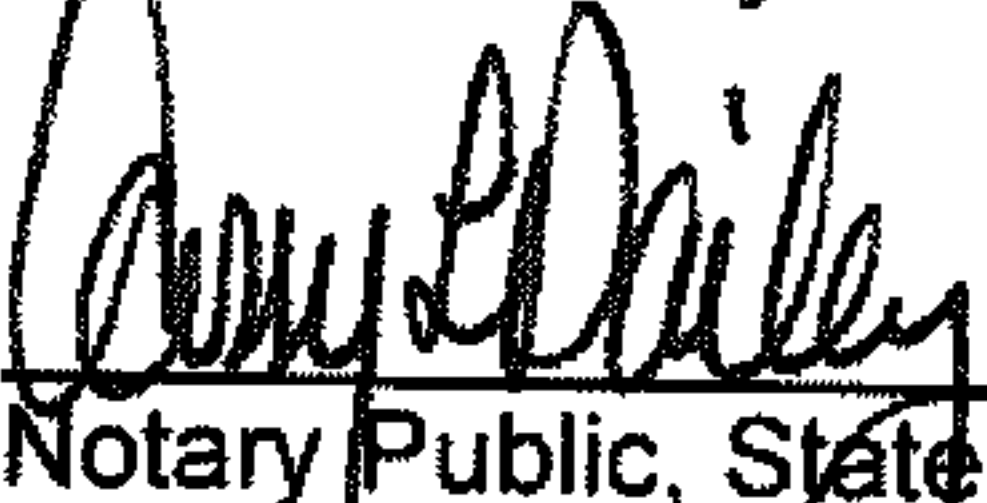
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2021 02:16:11 PM
\$40.50 MISTI
20210304000109000



State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rodricus Ware, 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 26th day of February, 2021


Notary Public, State of Alabama
Cassy L. Dailey

Printed Name of Notary
My Commission Expires: May 17, 2022

