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08/17/2021 03:02:17 PM
DEEDS 1/1

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

Send Tax Notice To:
Anderson Louima
Genny Joseph
134 Woodbury Drive
Sterrett, AL 35147

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 Five Hundred Dollars and No Cents (\$365,500.00)** 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

Samuel Andrew Douglas II and Hayley Douglas, a married couple, whose mailing address is:

134 Woodbury Drive, Sterrett, AL 35147

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

Anderson Louima and Genny Joseph, whose mailing address is:

6101 Tree Crossings Pkwy., Hoover, AL 35244

(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: 134 Woodbury Drive, Sterrett, AL 35147 to-wit:

Lot 540, according to the Survey of Forest Parks 5th Sector, as recorded in Map Book 23, at Page 155 A and B, Instrument Number 1998-14553, in the Probate Office of Shelby County, Alabama.

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

\$358,879.00 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 12th day of August, 2021.



Samuel Andrew Douglas II



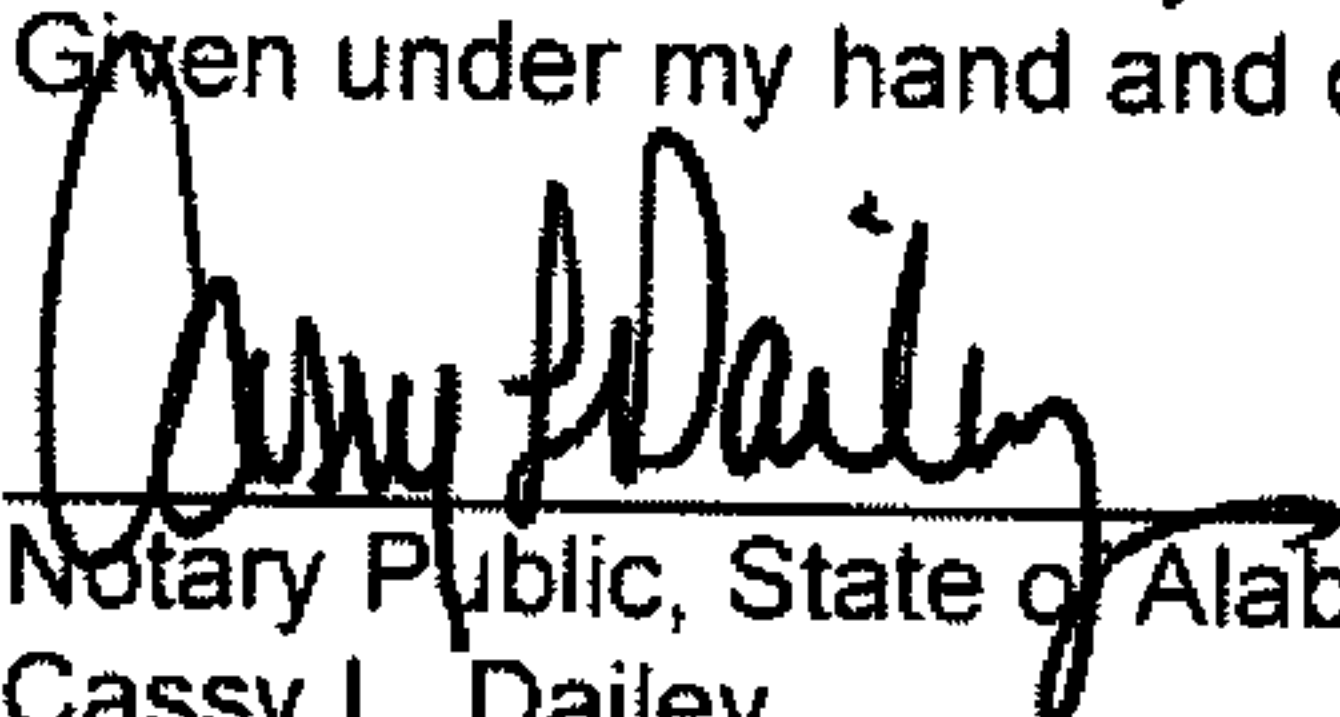
Hayley Douglas

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/17/2021 03:02:17 PM
\$29.00 CHERRY
20210817000401790

State of Alabama
County of Shelby



I, the undersigned, a Notary Public, do hereby certify that Samuel Andrew Douglas II and Hayley Douglas, 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 12th day of August, 2021.



Notary Public, State of Alabama
Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022

