

20211230000614350
12/30/2021 02:32:22 PM
DEEDS 1/2

Send tax notice to: Jesse T. Golden, 4742 Sandpiper Lane, Hoover, Al. 35244

This instrument was prepared by Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham Al. 35243

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 eighty-five thousand and no/100 (\$385,000.00) Dollars 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,

Tina Marie Smith, an unmarried woman, whose mailing address is:

8296 FAIRWAY DRIVE, BEAUMONT TX 77705

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

Jesse T. Golden and Ellen C. Golden **whose mailing address is:**

4742 Sandpiper Lane, Hoover, Al. 35244

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in **Shelby** County, Alabama, whose mailing address is: 4742 Sandpiper Lane, Hoover, Al. 35244 to-wit:

Lot 1-D, according to the Survey of Helen Crow Mills Addition to Sandpiper Trail Subdivision as recorded in Map Book 11, Page 91 in the Probate Office of Shelby County, Alabama.

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

\$361,000.00 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 we have hereunto set our hands(s) and seal(s) this 30 day of December, 2021.

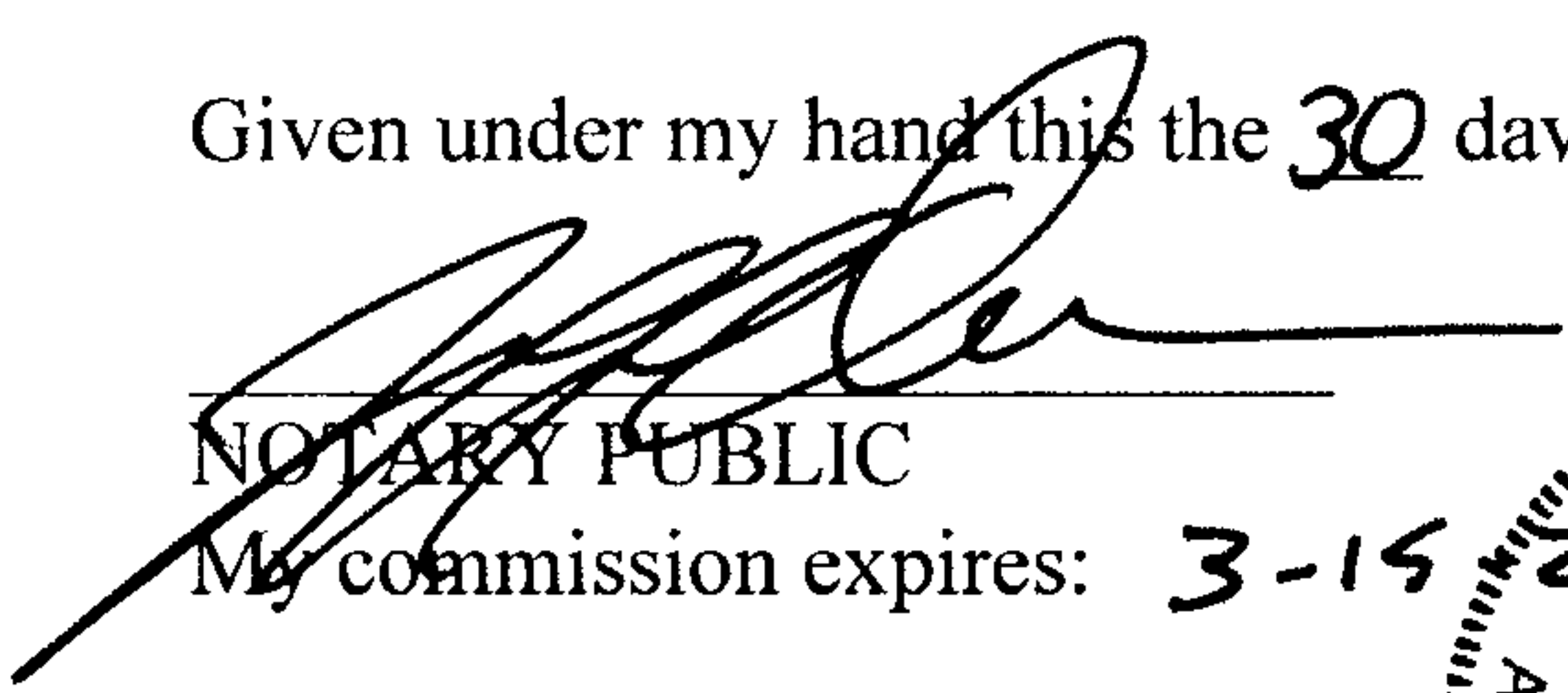
Tina Marie Smith by
Ashlyn Smith, as attorney in fact (Seal)
TINA MARIE SMITH BY & THROUGH HER ATTORNEY IN
FACT ASHLYN SMITH

_____(Seal)

State of Alabama
County of JEFFERSON

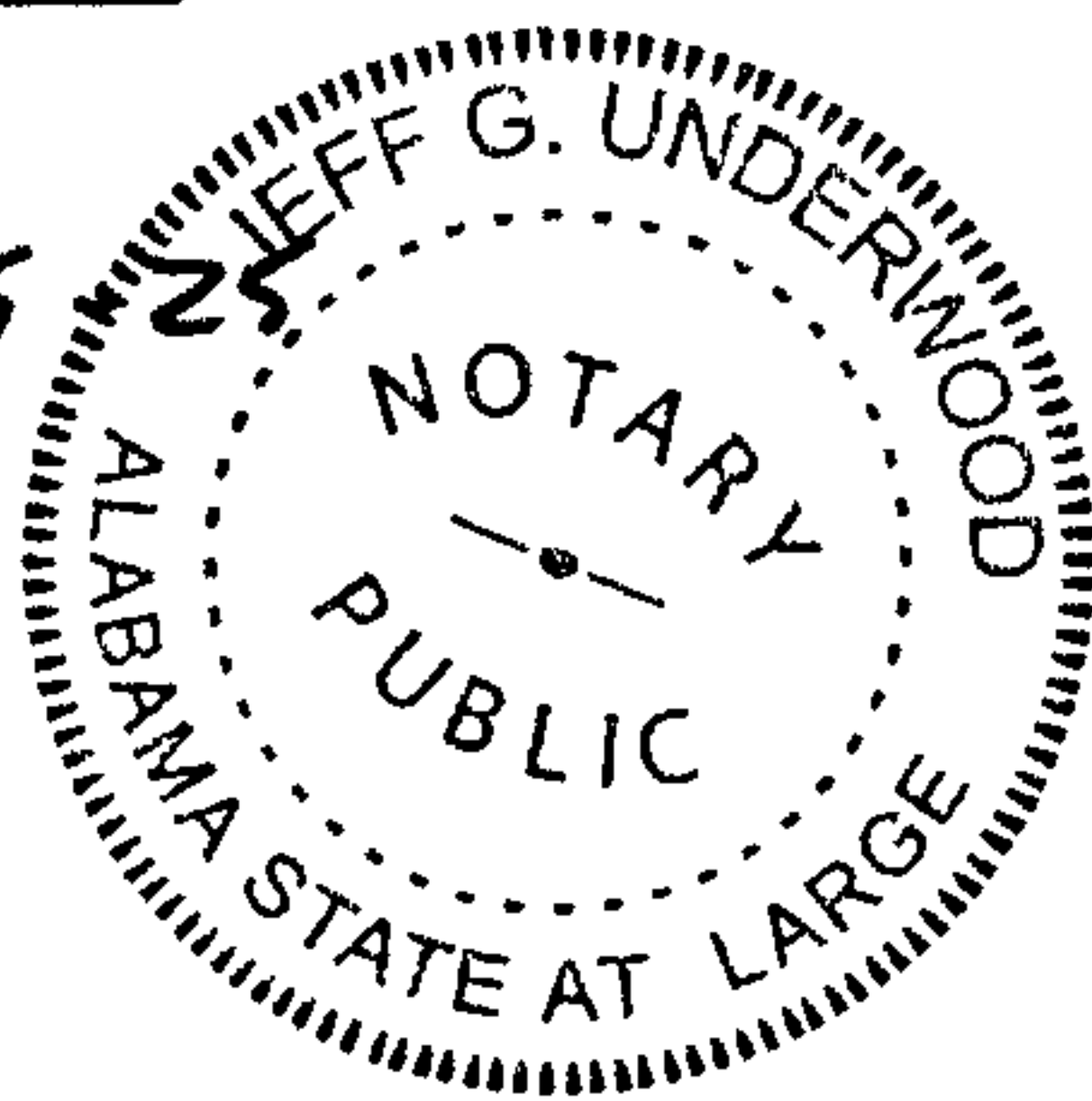
I, the undersigned, a Notary Public in and for said County in said State hereby certify that Ashlyn Smith under Durable Specific Power of Attorney for Tina Marie Smith, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, she in her capacity as such Attorney in Fact under Durable Specific Power of Attorney for Tina Marie Smith executed the same voluntarily on the day the same bears date.

Given under my hand this the 30 day of December, 2021.



NOTARY PUBLIC

My commission expires: 3-15-25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/30/2021 02:32:22 PM
\$49.00 JOANN
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Allie S. Boyd