

Send Tax Notice to:

1226 Highway 86
Calera, AL 35040

20220325000121660
03/25/2022 09:49:43 AM
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 **Three Hundred Ninety-two Thousand Five Hundred and 00/100s Dollars (\$392,500.00)**, 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 where is acknowledged. I or we, **Terry Michael Wheeler and Wanda Wheeler, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 5137 Snowville Best Rd, Dora, AL 35062 grant, bargain, sell and convey unto, **Anthony Butts and Lauren A. Butts** herein referred to as grantees) whose mailing address is 1226 Highway 86, Calera, AL 35040 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: **1226 Highway 86, Calera, AL 35040** to wit:

Lot 2, according to the Survey of Graham Acres, Sector 1, as recorded in Map Book 13, Page 54, in the Probate Office of Shelby County, Alabama; being 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.

\$333,625.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously 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 24th day of Mar, 2022

Terry Michael Wheeler
Terry Michael Wheeler

Wanda Wheeler
Wanda Wheeler

STATE OF ALABAMA

JEFFERSON COUNTY ss:

I, Terry Terrence A. Per, a Notary Public in and for said county in said state, hereby certify that **Terry Michael Wheeler and Wanda Wheeler** 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, they executed the same voluntarily and with full authority.

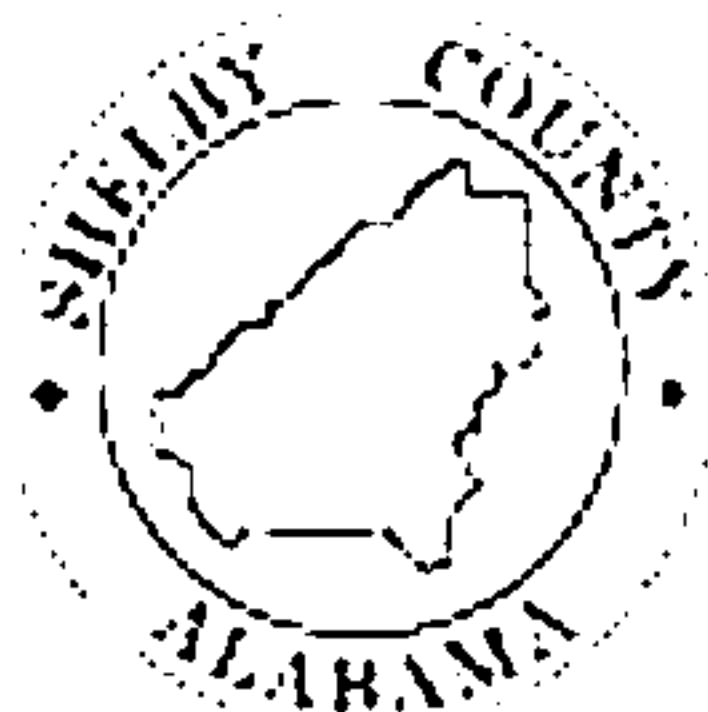
WITNESS my hand and official seal in the county and state aforesaid this the 24th day of Mar, 2022

My Commission Expires:

[Signature]
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
ATB2930B



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/25/2022 09:49:43 AM
\$84.00 JOANN
20220325000121660

Alvin S. Bayl