



20230802000232650 1/2 \$104.50
Shelby Cnty Judge of Probate, AL
08/02/2023 12:24:18 PM FILED/CERT

Assessed
Value 158200
1/2 AV
\$79,100

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Robert A Brantley
Tara A. Brantley
194 Shoal Creek Circle
Montevallo, AL 35115

STATE OF ALABAMA) WARRANTY DEED: JOINT TENANCY
COUNTY OF SHELBY) WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Thousand (\$5,000.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Robert A. Brantley and wife, Tara A. Brantley**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Robert A. Brantley and wife, Tara A. Brantley** hereinafter called "Grantees" for and during their joint lives 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**, to wit:

Lot 23, according to the Amended Map of Shoal Creek Highlands, 2nd Sector, as recorded in Map Book 16 Page 41 in the Probate Office of Shelby County, Alabama.

- This property does not constitute the homestead of the Grantors.
- Subject to existing easements, restrictions, set back lines, rights of way, limitations if any of record.
- This instrument was prepared without benefit of title search. *Prepared to create survivorship interest between spouses.*

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 13 day of July, 2023.

Shelby County, AL 08/02/2023
State of Alabama
Deed Tax: \$79.50



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Robert A. Brantley
Robert A. Brantley

STATE OF ALABAMA)
COUNTY OF CHILTON)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that **Robert A. Brantley**, whose name is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 13 day of July, 2023.

CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024

NOTARY PUBLIC
My Commission Expires: 05/01/2024

Tara A. Brantley
Tara A. Brantley

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that **Tara A. Brantley**, whose names are signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 13 day of July, 2023.

CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024

NOTARY PUBLIC
My Commission Expires: 05/01/2024