

Send Tax Notice to:

Nicholas Anthony Benedetto and Kelsey Jayne Benedetto
5201 Valleybrook Circle
Birmingham, AL 35244

20200320000110030
03/20/2020 08:05:20 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, **Two Hundred Ninety Five Thousand and 00/100 Dollars (\$295,000.00)** 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 where is acknowledged. I or we, **Nicole Kimbrell and husband Bryant Taylor Kimbrell** (herein referred to as grantor, whether one or more) whose mailing address is 3005 Arbor Bend, Birmingham AL 35244 grant, bargain, sell and convey unto **Nicholas Anthony Benedetto and Kelsey Jayne Benedetto** (herein referred to as grantees) whose mailing address is **5201 Valleybrook Circle, Birmingham, AL 35244**, 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 **5201 Valleybrook Circle, Birmingham, AL 35244** to wit:

LOT 4, ACCORDING TO THE SURVEY OF VALLEYBROOK, PHASE II-RESURVEY AS RECORDED IN MAP BOOK 12, PAGE 12, IN THE OFFICE OF THE JUDGE OF PROBATE OF 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.

\$280,250.00 OF THE SALES PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED 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 19th day of March, 2020

Nicole Kimbrell
Nicole Kimbrell

Bryant Taylor Kimbrell
Bryant Taylor Kimbrell

STATE OF ALABAMA

JEFFERSON COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Nicole Kimbrell and Bryant Taylor Kimbrell** 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, he/she/they executed the same voluntarily for themselves.

WITNESS my hand and official seal in the county and state aforesaid this the 19th day of March, 2020

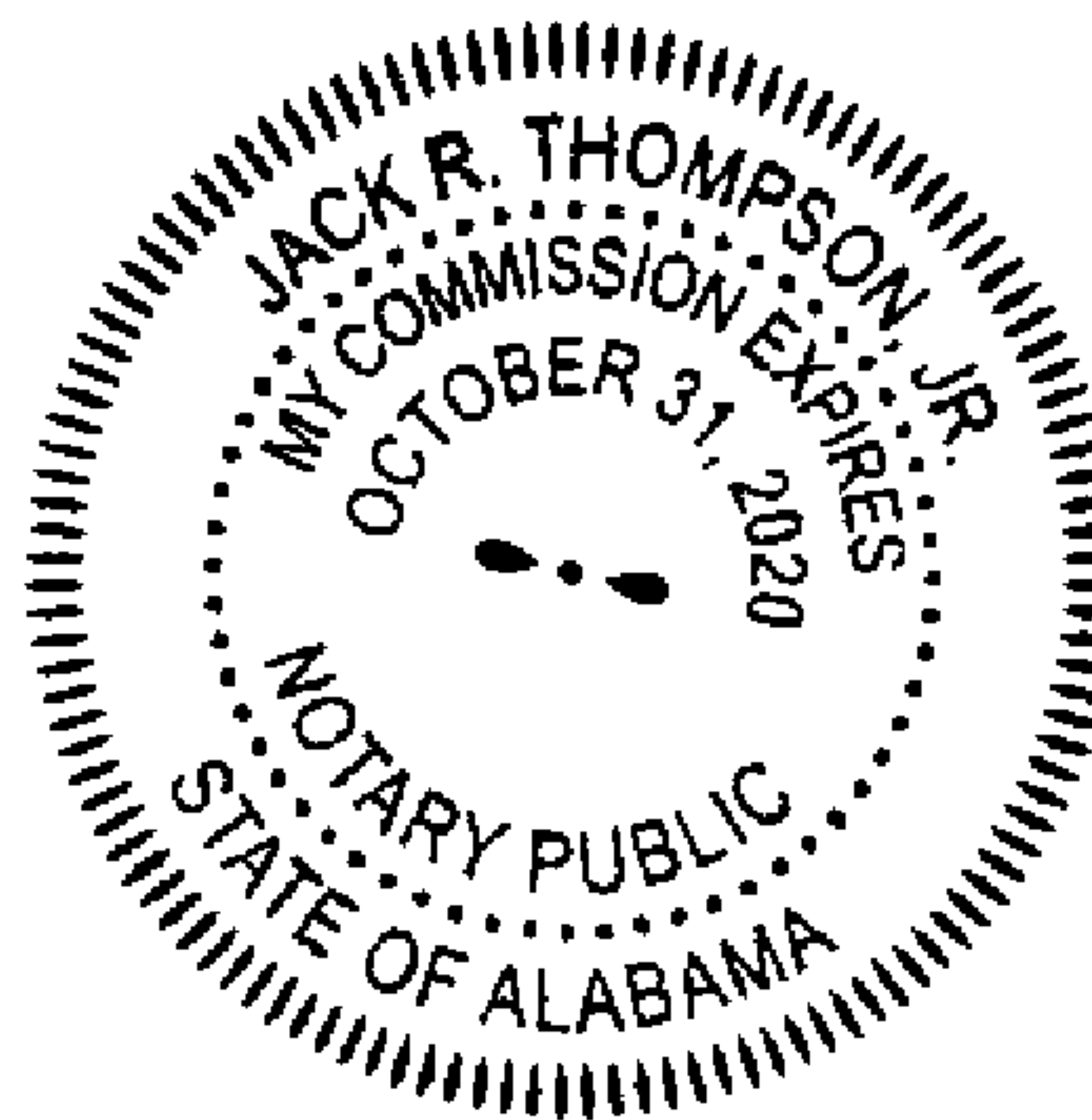
My Commission Expires: 10/31/2020

Jack R. Thompson Jr.
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

ATB 1496



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/20/2020 08:05:20 AM
\$40.00 CHERRY
20200320000110030

Allie S. Bayl