

Send Tax Notice to:

Jared Raney and Stephanie C. Raney

20200824000368960

08/24/2020 03:36:01 PM

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 Thirty Thousand and 00/100 Dollars (\$330,000.00)** 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, **Sarah Marie Hunt Howard and husband Nicholas Allan Howard** (herein referred to as grantor, whether one or more) whose mailing address is 150 Spring Branch Rd, Columbiana AL 35051 grant, bargain, sell and convey unto **Jared Raney and Stephanie C. Raney** (herein referred to as grantees) whose mailing address _____, 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 174 Cliff Road, Sterrett, AL 35147 to wit:

LOT 613, ACCORDING TO THE SURVEY OF FOREST PARKS, 6TH SECTOR, 2ND PHASE, AS RECORDED IN MAP BOOK 24, PAGE 110, IN THE PROBATE OFFICE 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.

\$313,500.00 OF THE CONSIDERATION RECITED ABOVE 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 21 day of AUGUST, 2020



Sarah Marie Hunt Howard



Nicholas Allan Howard

STATE OF ALABAMA

JEFFERSON COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Sarah Marie Hunt Howard and Nicholas Allan Howard** 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.

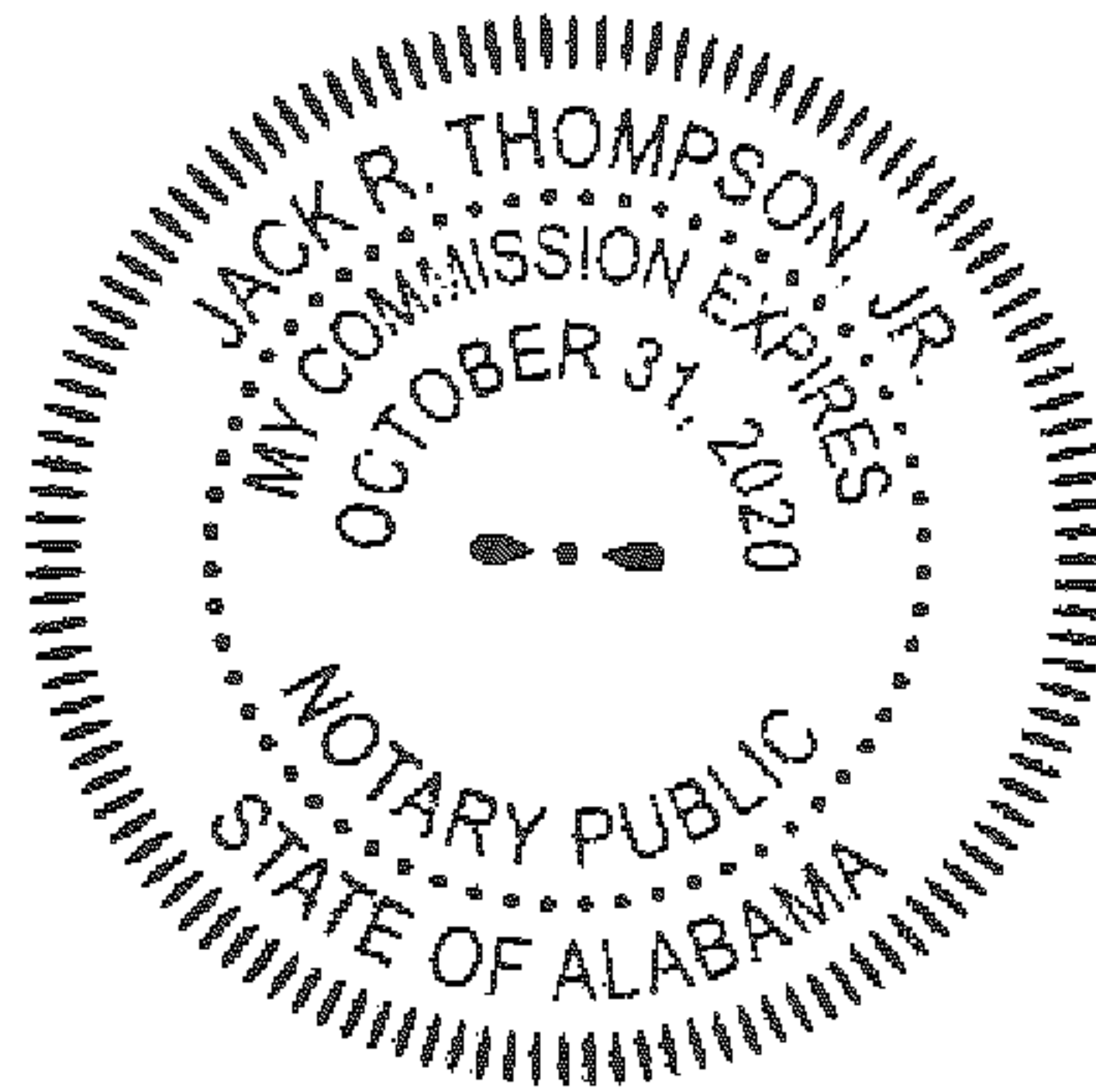
WITNESS my hand and official seal in the county and state aforesaid this the 21st day of Aug, 2020

My Commission Expires: 10/31/2020


Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
(205) 410-7591
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB 1755



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/24/2020 03:36:01 PM
\$41.50 JESSICA
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