

20200902000389350
09/02/2020 10:52:52 AM
DEEDS 1/2

WARRANTY DEED

This Instrument Was Prepared By:

Send Tax Notice To:

Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Patrick W Franklin
Lake P Franklin
4988 Heather Pointe
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seven Hundred Fifteen Thousand and 00/100 Dollars (\$715,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Thomas S Godfry**, unmarried (herein referred to as Grantor) do grant, bargain, sell and convey unto **Patrick W Franklin** and **Lake P Franklin** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 13, Block 1, according to the Survey of Amended Map of Heather Point-The Second Addition to Kerry Downs, as recorded in Map Book 10, page 87, in the Probate Office of Shelby County, Alabama.

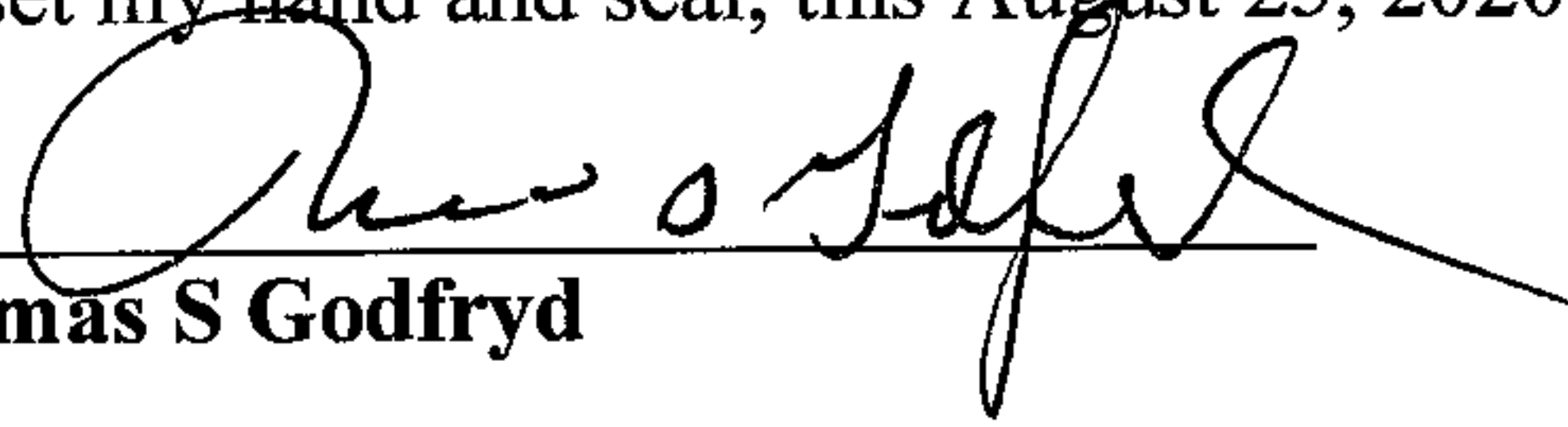
\$454,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 the 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal, this August 25, 2020.


Thomas S Godfry

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Thomas S Godfry**, unmarried, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Thomas S Godfry executed the same voluntarily on the day the same bears date.

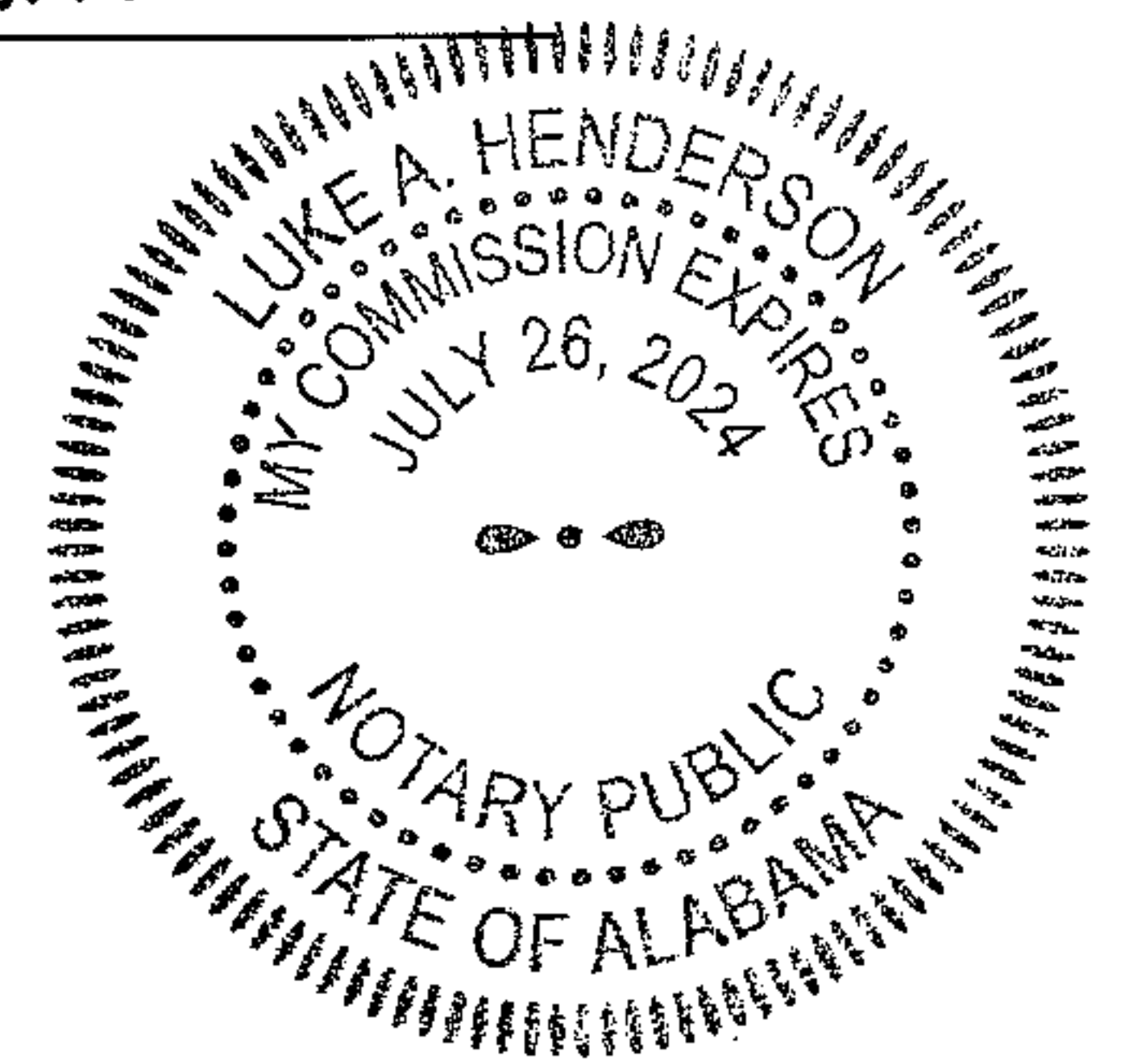
Given under my hand and seal this August 25, 2020.


Notary Public

My Commission Expires: 7/26/2024

Grantor's Address:
4988 Heather Pointe
Birmingham, AL 35242

Property Address:
4988 Heather Pointe
Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2020 10:52:52 AM
\$286.00 CHARITY
20200902000389350

