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DEEDS 1/3

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Brandon Broadhead and
Jennifer Broadhead
105 Indigo Lane
Calera, AL 35040

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIXTEEN THOUSAND AND 00/100 (\$16,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Roslyn G. Davis, an unmarried woman**, the surviving grantee in that certain joint survivorship deed recorded as instrument number 1993-30787 in the Probate Office of Shelby County, the other grantee, Thomas Eugene Davis, Sr. having died on or about October 18, 2017 (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Brandon Broadhead and Jennifer Broadhead, husband and wife** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 2A, according to the resurvey of lots 1 & 2 of Laurel Road Subdivision,
as recorded in Map Book 51, Page 11, in the Probate Office of Shelby
County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)
this the 2nd day of November, 2020.



Roslyn G. Davis

STATE OF ALABAMA
SHELBY COUNTY

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SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Roslyn G. Davis**, 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 the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of November, 2020.



Notary Public

My Commission Expires: 1/18/2021



