

Send Tax Notice to:

324 Olmstead Street
Birmingham, AL 35212

20201217000579450
12/17/2020 10:47:13 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 **Three Hundred Sixty-two Thousand One Hundred Fifty-three and 00/100 Dollars (\$362,153.00)**, 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, **Jonathan Craig Zickos and Jennifer Zickos, a Married couple** (herein referred to as grantor, whether ^{one} or ^{more}) whose mailing address is 3295 Allegheny Dr. Marietta, GA 30066 grant, bargain, sell and convey unto **Charles Edward Henson and Sammie Jane Henson** herein referred to as grantees) whose mailing address is 324 Olmstead Street Birmingham AL 35212, 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 **43 Hawthorne St. , Birmingham, AL 35242** to wit:

Lot 8-14, Block 8, according to the Map of Mt. Laurel-Phase 1A, as recorded in Map Book 27, Page 72B, in the Probate Office of the Judge of Probate of Shelby County, Alabama; being situated in 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.

\$271,614.00 of the consideration recited above was paid from a Purchase Money Mortgage executed 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 15 day of December, 2020

[Signature]
Jonathan Craig Zickos

[Signature]
Jennifer Zickos

STATE OF Alabama

Jefferson COUNTY ss:

I, Jennine H Poe, a Notary Public in and for said county in said state, hereby certify that **Jonathan Craig Zickos and Jennifer Zickos**, whose names 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, they executed the same voluntarily.

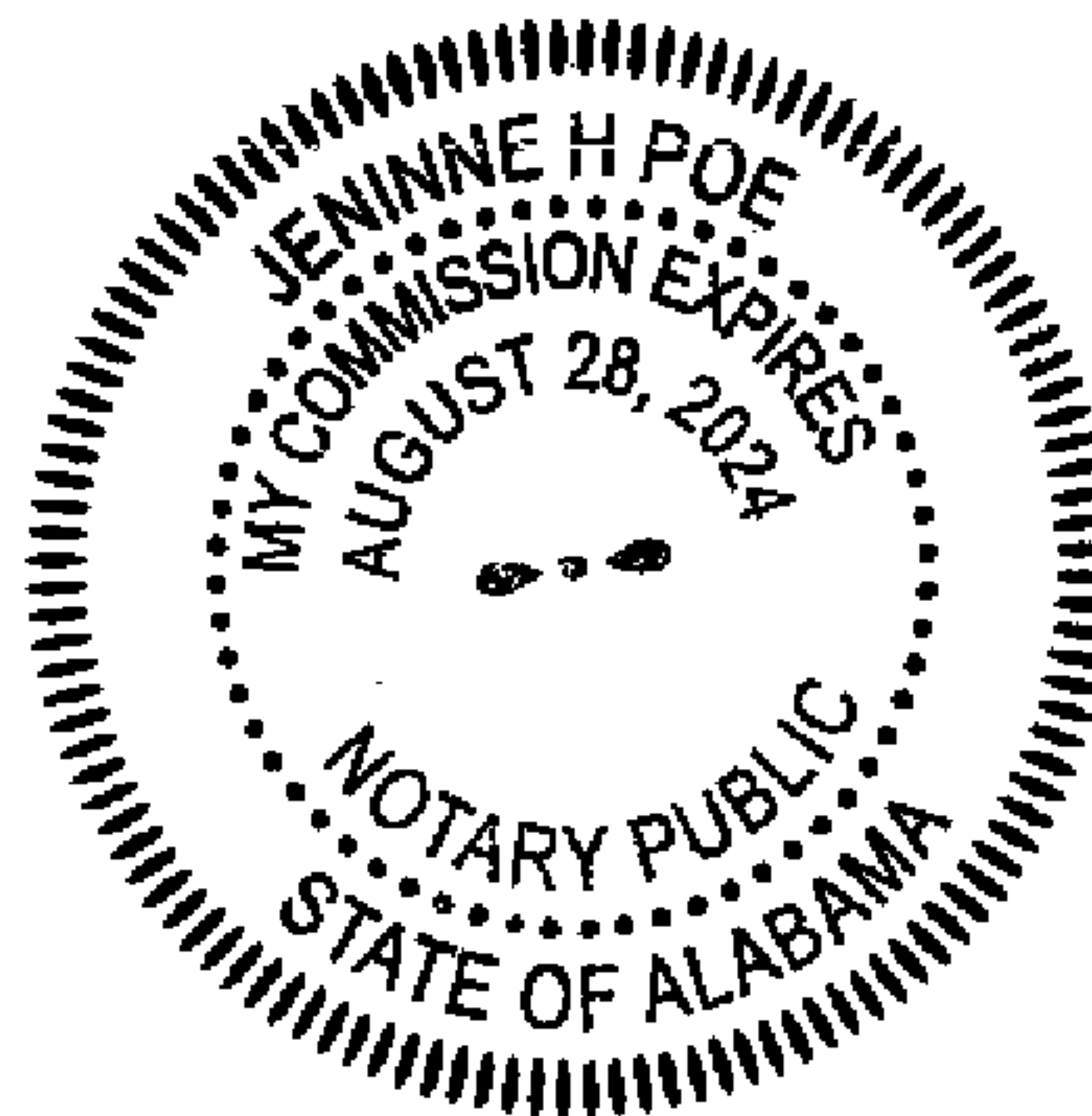
WITNESS my hand and official seal in the county and state aforesaid this the 15th day of December, 2020

My Commission Expires: 8-28-2024

[Signature]
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
ATB2055



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/17/2020 10:47:13 AM
\$116.00 CHARITY
20201217000579450

Allen S. Boyd