

THIS INSTRUMENT PREPARED BY:
Courtney A. Moseley, Esq.
Estes Closings, LLC.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244

SEND TAX NOTICE TO:
Gregory Grant Thomas
2473 Vale Drive
Birmingham, AL 35244

WARRANTY DEED
Joint Tenants with Rights of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of the sum of **Three Hundred Forty-Eight Thousand and 00/100 DOLLARS (\$348,000.00)** to the undersigned Grantor in hand paid by the GRANTEE's herein, the receipt whereof is hereby acknowledged, I

Deep South Partners, LLC

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Gregory Grant Thomas and Jana M. Thomas

(herein referred to as GRANTEE'S, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 5, Block 1, according to the Survey of Indian Valley Subdivision, First Sector, as recorded in Map Book 5, Page 43, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

\$330,600.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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 it does for itself and for its successors and assigns covenant with the said GRANTEE'S, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free and clear from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and it successors and assigns shall warrant and defend the same to the said GRANTEE'S, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set their signature and seal, this the **1st** day of **March, 2021**.



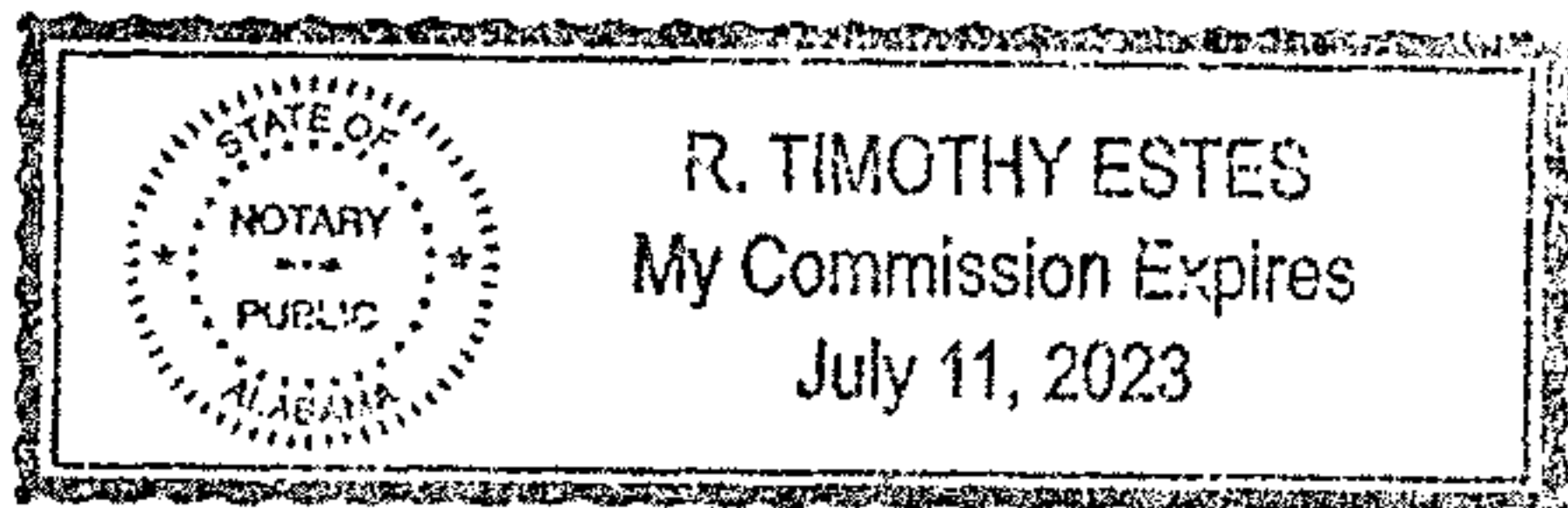
Deep South Partners, LLC
By: Derek Lemke
Its Member

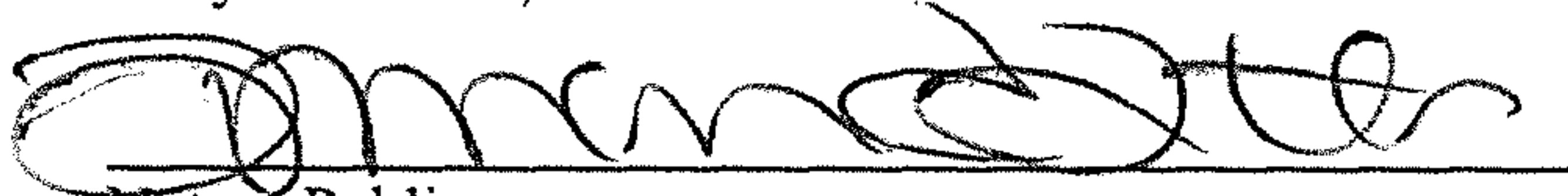
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Derek Lemke, whose namd a Member of **Deep South Partners, LLC**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, the **1st** day of **March, 2021**

SEAL





Notary Public
My Commission Expires: **7.11.23**

