

Send Tax Notice to:

Breanna Culwell Sims and Triston Dee Sims

Kory Sims

51 Bowden Circle

Chelsea AL 35043

[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 Seventy Five Thousand and 00/100 Dollars (\$375,000.00)**, 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, **Alavest, LLC, an Alabama limited Liability Company** (herein referred to as grantor, whether one or more) whose mailing address is 419 Lorna Sq Hoover AL 35226 grant, bargain, sell and convey unto **Breanna Culwell Sims and Triston Dee Sims and Kory Sims** (herein referred to as grantees) whose mailing address is 51 Bowden Cir Chelsea AL 35043, 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 **51 Bowden Circle, Chelsea, AL 35043** to wit:

Lot 1, according to the survey of Hidden Ridge Estates, 2<sup>nd</sup> sector, as recorded in Map Book 33, Page 102, 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.

\$362598.00 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. Grantor does, for itself and for its successors and/or assigns, covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and/or assign 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 30 day of March, 2021

Deed effective Date: March 31, 2021

Alavest, LLC

BY:

ITS: Authorized Member

*Jessica Veitch*

STATE OF ALABAMA

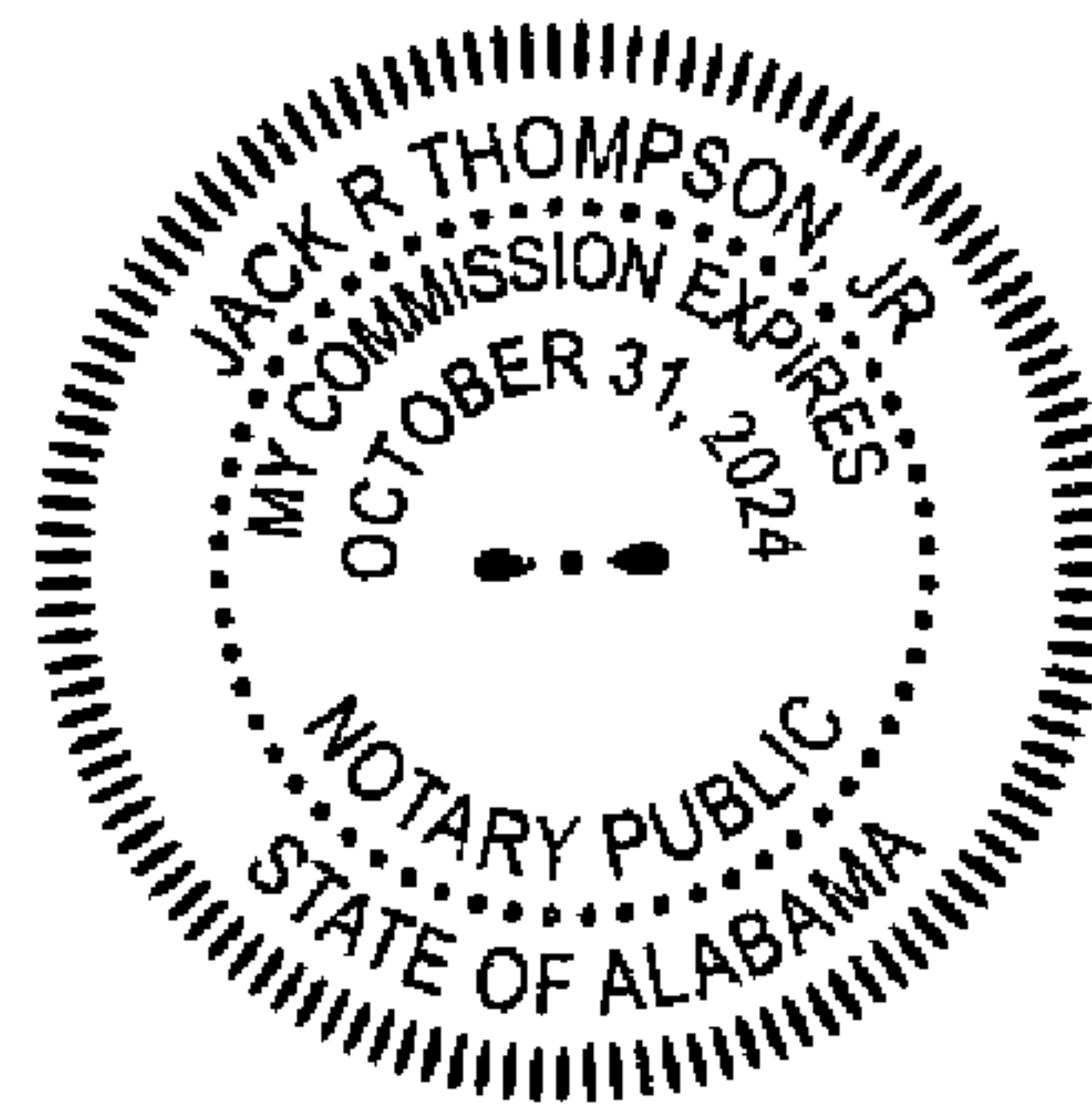
JEFFERSON COUNTY

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Jessica Veitch**, as authorized member of Alavest, LLC, and who is 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 as such Member executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 30<sup>th</sup> day of March, 2021

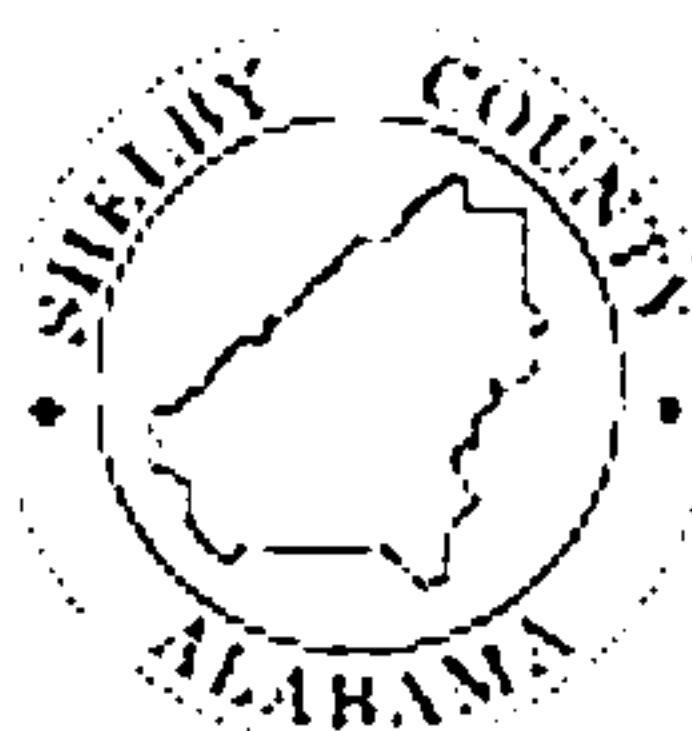
My Commission Expires: 10/31/2024

*Jack R. Thompson, Jr.*  
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  
ATB 2225



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/01/2021 11:34:53 AM  
\$37.50 CHERRY  
20210401000161910

*Allen S. Bayl*