

Send Tax Notice to:

Derek R. Burrow  
Amberly Arah Burrow  
821 Mill Springs Pl  
Hoover, Al 35244

20210524000252980  
05/24/2021 11:28:51 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 **Five Hundred Ten Thousand and 00/100 Dollars (\$510,000.00)**, 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 of which is acknowledged. I or we, **James M. Horn and Gail B. Horn, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 1601 N Camden Dr Auburn, AL 36830 grant, bargain, sell and convey unto **Derek R. Burrow and Amberly Arah Burrow** (herein referred to as grantees) whose mailing address is 821 Mill Springs Place, Hoover, Al 35244 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 821 Mill Springs Pl, Hoover, Al 35244 wit:

Lot 46A, according to the Resurvey Lots 45 and 46, Mill Springs Estates, 3rd Sector, as recorded in Map Book 28, Page 107, 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.

\$355,000.00 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 21 day of May, 2021

James M. Horn  
James M. Horn

Gail B. Horn  
Gail B. Horn

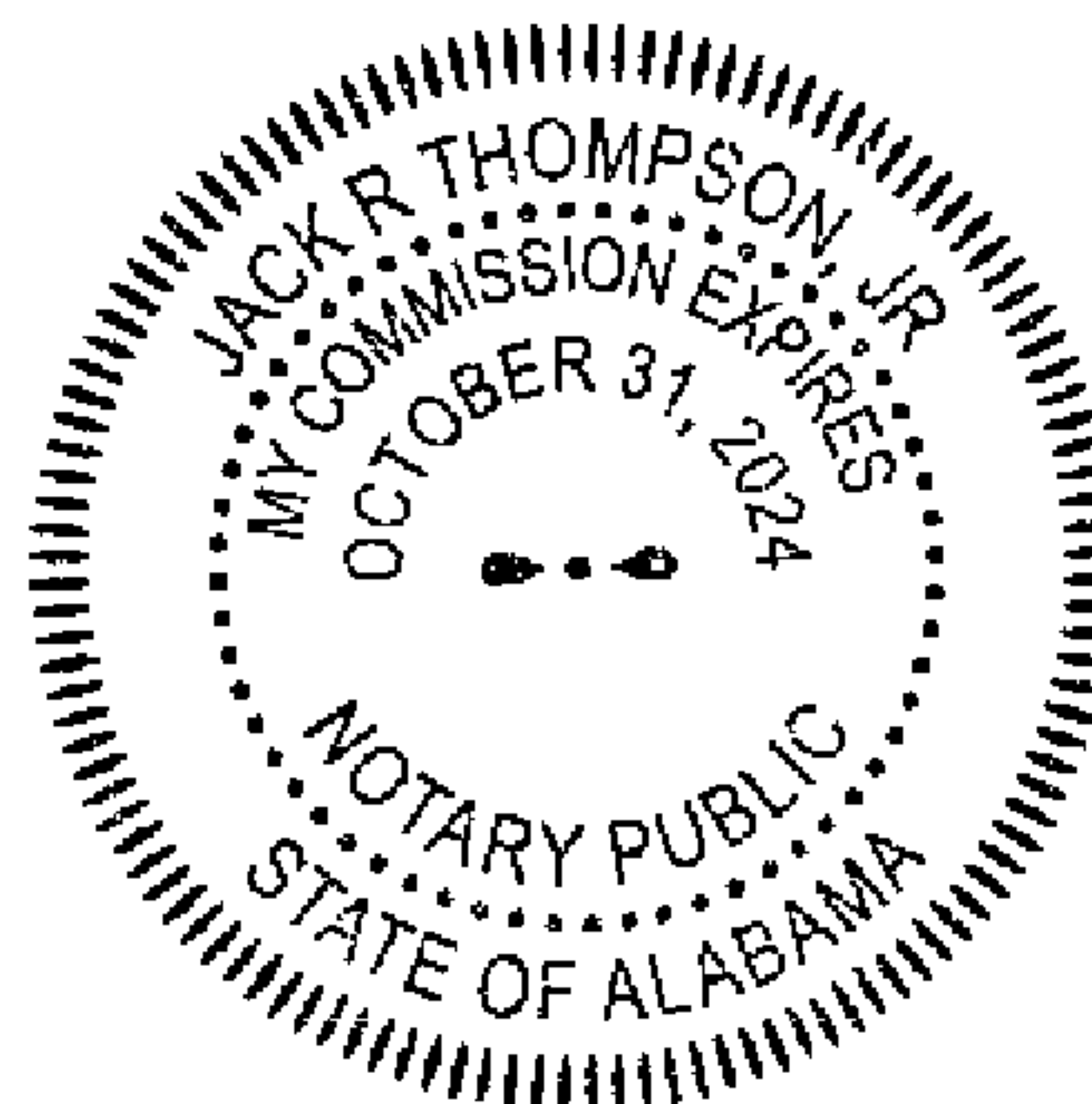
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **James M. Horn and Gail B. Horn** 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 this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 21<sup>st</sup> day of May, 2021

My Commission Expires: 10/31/2024  
[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

File No. ATB2240



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/24/2021 11:28:51 AM  
\$180.00 JOANN  
20210524000252980

Allen S. Bayl