

20210913000444130
09/13/2021 10:51:04 AM
DEEDS 1/2

This instrument prepared by:

**Jaz Sarriera
Nowlin Bachuss & Gray Law Firm
P.O. Box 1149
Decatur, Alabama 35602**

Send Tax Notice to:

**Harrison Filler and Rebekah Filler
1940 Mountain Laurel Ln
Hoover, AL 35244**

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

No title examination requested, none performed.

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Eighty-Five Thousand and 00/100 (\$185,000.00)** and other good and consideration, which can be verified by a closing statement, to the undersigned grantor(s) in hand paid by the grantees herein, the receipt whereof is acknowledged, I/we,

Kay Keenan Filler and Steve Judson Filler, wife and husband,

whose address is **3422 Indian Lake Dr, Pelham, AL 35124**, (herein referred to as GRANTOR(S), whether one or more) do grant, bargain, sell and convey unto

Harrison Filler and Rebekah Filler

whose address is **1940 Mountain Laurel Ln, Hoover, AL 35244**, (herein referred to as GRANTEE(S),) as joint tenants with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama, with an address of **1940 Mountain Laurel Ln, Hoover, AL 35244**, to wit:

Parcel I:

Lot 11, according to the Survey of Davenport's Addition to Riverchase West, Sector 1, as recorded in Map Book 8, Pages 9 and 9A, in the Probate Office of Shelby County Alabama.

Parcel II:


Part of the NE 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the NE corner of Lot 11, Davenport's Addition to Riverchase West, Sector 1, a map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 8, Page 9, run in a Westerly direction along the north line of said Lot 11 for a distance of 118.98 feet to the NW corner of said Lot 11; thence turn an angle to the right of 89°25'52" and run in a Northerly direction for a distance of 147.29 feet to an exiting iron pin; thence run in an angle to the right of 123°19'48" and run in a Southeasterly direction for a distance of 144.03 feet; thence turn an angle to the right of 57°48' and run in a Southerly direction for a distance of 69.00 feet to the point of beginning.

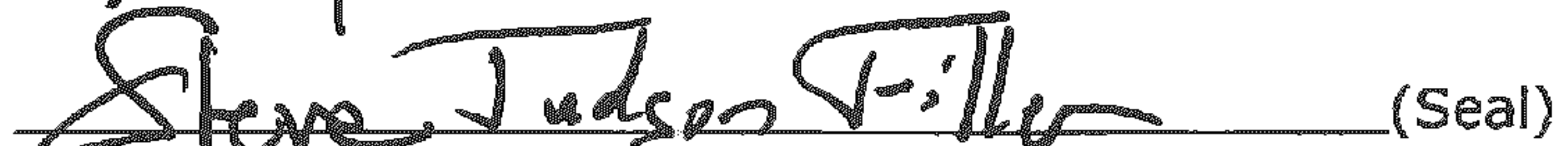
There are excepted from the warranties of this deed all easements, plat notes, restrictions of record and current ad valorem taxes.

TO HAVE AND TO HOLD 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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, the said GRANTOR(S) has/have hereto set his/her/their signature and seal, this the **10th** day of **September, 2021**. I/We attest, to the best of my/our knowledge and belief, that the information contained in this document is true and accurate. I/We further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in §40-22-1 (h), Code of Alabama, 1975, as amended.

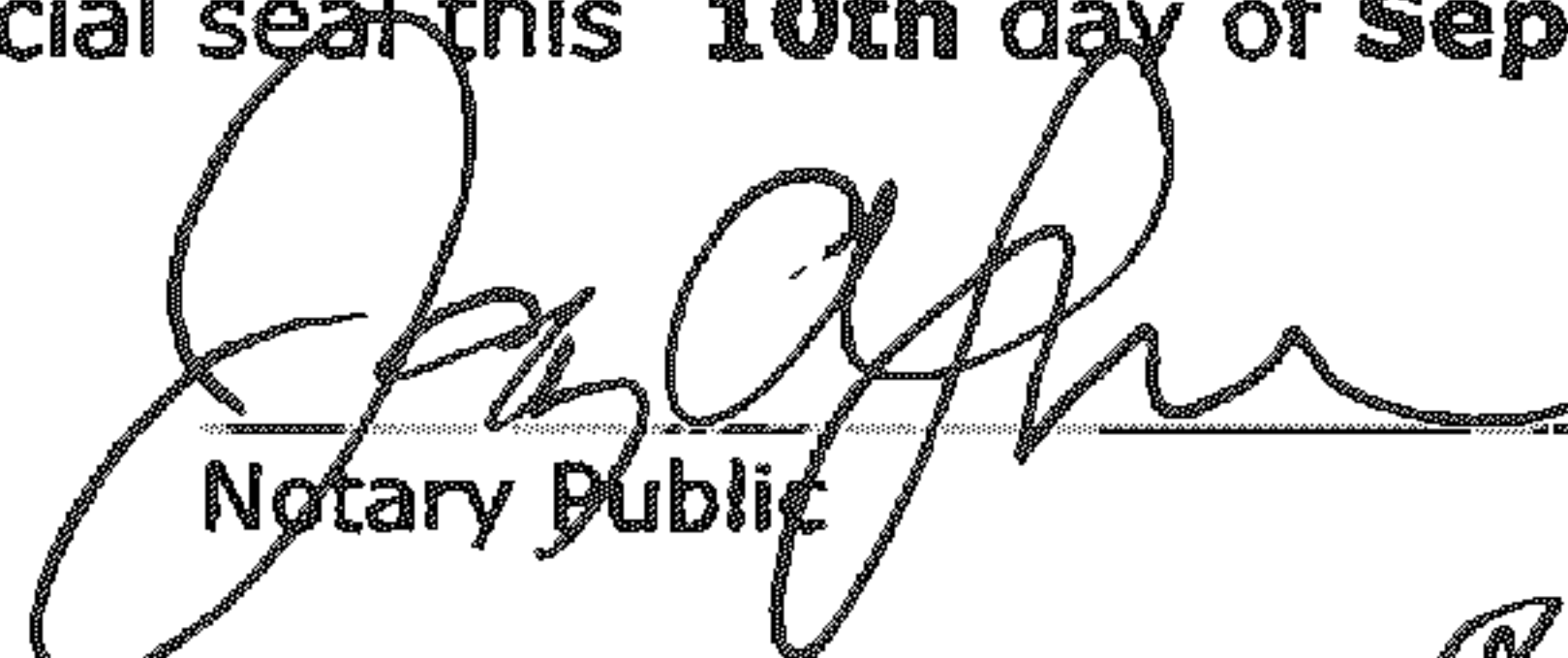

_____(Seal)
Kay Keenan Filler


_____(Seal)
Steve Judson Filler

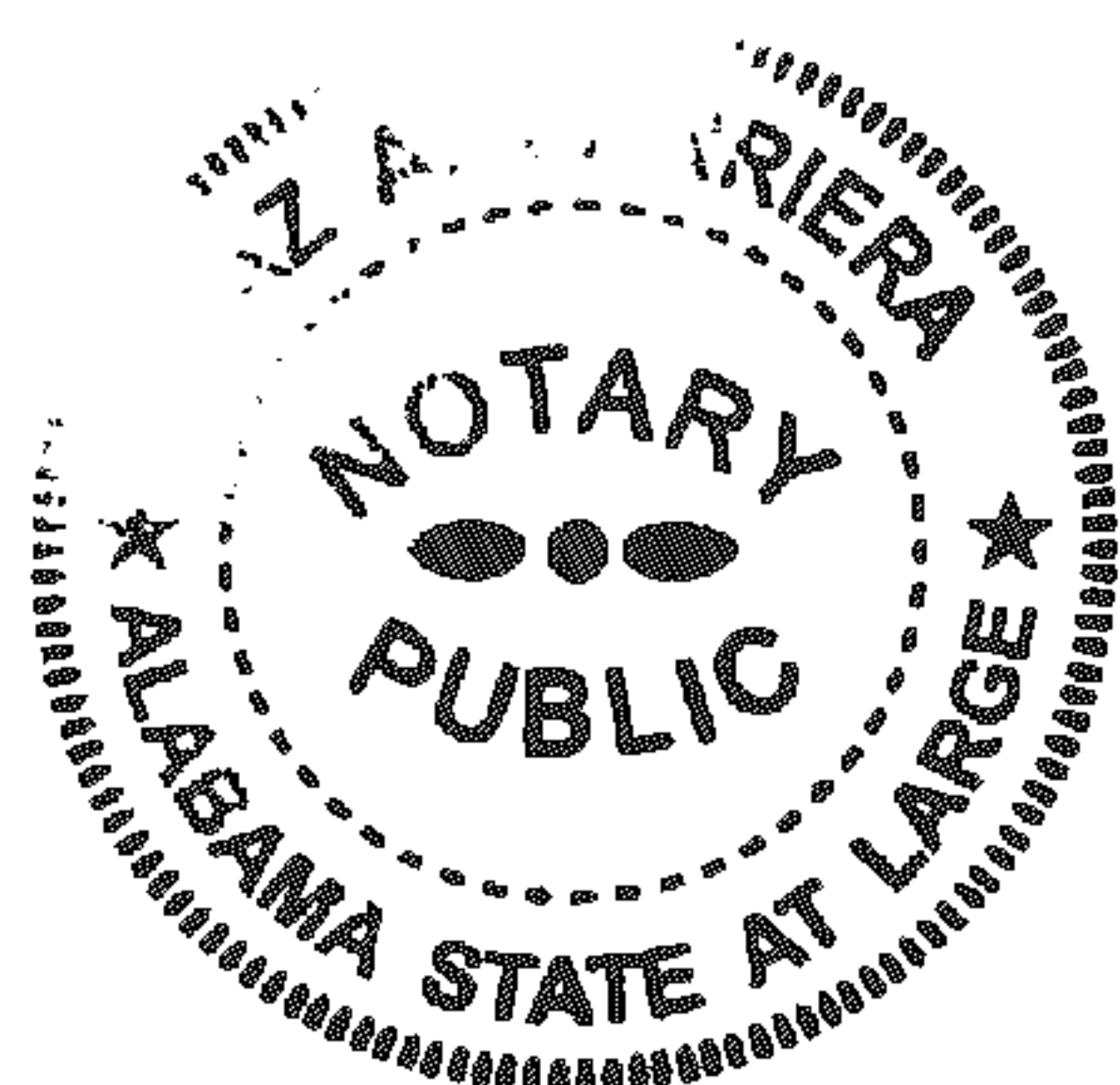
STATE OF ALABAMA, COUNTY OF MORGAN

I, the undersigned authority, Notary Public in and for said County, in said State, hereby certify that **Kay Keenan Filler and Steve Judson Filler, wife and husband**, 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 conveyance, said grantor(s) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **10th** day of **September, 2021**.



Notary Public
My Commission Expires: 09/22/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL **21-1084/abf**
09/13/2021 10:51:04 AM
\$62.00 JOANN
20210913000444130

Allie S. Byrd