

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Ronald Byers
Greg Byers
114 Windsor Ridge Dr.
Pelham, AL 35124

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty Thousand Dollars and No Cents (\$230,000.00)** 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 whereof is acknowledged, I or we

Rebecca Allbrook, Formerly Known As Rebecca M. Gwarjanski, a married person, whose mailing address is:

16506 Quail Run Dr Pelham AL 35124

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

Ronald Byers and Greg Byers, whose mailing address is:

1080 Mountclaire Dr., Cumming, GA 30041

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 114 Windsor Ridge Dr., Pelham, AL 35124 to-wit:

Lot 8, according to the Survey of Windsor Ridge, as recorded in Map Book 21, Page 68, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

The property herein conveyed does not constitute the Homestead of the Grantor's spouse, neither is it contiguous hereto.

\$174,400.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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 warrants 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 21 day of April, 2022.

Rebecca Allbrook
Rebecca Allbrook



State of Alabama
County of Shelby

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/27/2022 02:48:21 PM
\$78.00 CHERRY
20220427000173320

Allen S. Byers

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca Allbrook, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of April, 2022.

Sandy F. Johnson
Notary Public, State of Alabama
Printed Name of Notary
My Commission Expires: 01/22/2023

