

Send Tax Notice to:

James D. Hosey
Teresa Hosey

3369 Morgan Rd
Bessemer, AL 35040

20220728000295590
07/28/2022 11:27:39 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 **Three Hundred Eight Thousand and 00/100 Dollars (\$308,000.00)**, 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, **Tracy Hosey Gilliom and Bryan Gilliom, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 1300 Southhall Rd Birmingham, AL 35213 grant, bargain, sell and convey unto **James D. Hosey and Teresa Hosey** (herein referred to as grantees) whose mailing address is 3369 Morgan Rd. Bessemer, AL 35022 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 3024 Long Branch Dr., Calera, AL 35040 to wit:

Lot 229, according to the Survey of Long Branch Estates, Phase II, Final Plat, as recorded in Map Book 36, Page 93 A & B, 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.

\$178,000.00 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 27 day of July, 2022

Tracy Hosey Gilliom
Tracy Hosey Gilliom

Bryan Gilliom
Bryan Gilliom

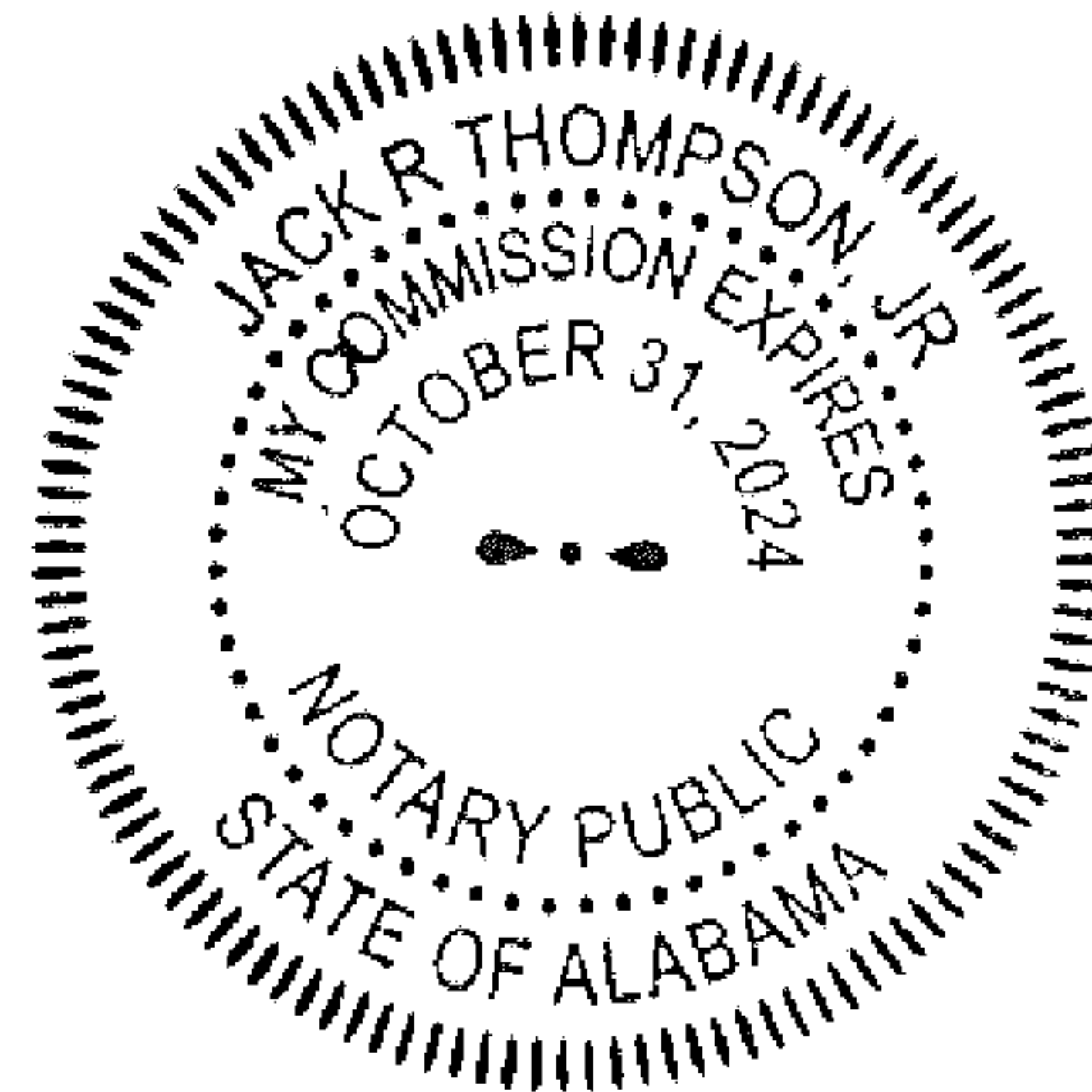
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that Tracy Hosey Gilliom and Bryan Gilliom 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 and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 22nd day of July, 2022

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

File No. ATB3284



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/28/2022 11:27:39 AM
\$155.00 BRITTANI
20220728000295590

Allie S. Bayl