

Send Tax Notice to:

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08/02/2022 03:02:48 PM
DEEDS 1/2

711 E Boundary St
Montevallo, AL 35115

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SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Eight-nine Thousand and 00/100s Dollars (389,000.00)**, 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, **Andrew Tipton, a married person by Ryan Tipton his Attorney-in-Fact** (herein referred to as grantor, whether one or more) whose mailing address is 31699 Corte Encinas, Temecula CA 92592 and **Richard Steve Tipton, a married person by Ryan Tipton his Attorney-in-Fact** (herein referred to as grantor, whether one or more) whose mailing address is 1375 County Road 33 Calera, AL 35040 and **Ryan Tipton, a married person** (herein referred to as grantor, whether one or more) whose mailing address is 416 Cambrian Ridge Tr Pelham, AL 35124 grant, bargain, sell and convey unto, **Kelsey Q. Allison and Shaun E. Styers** herein referred to as grantees) whose mailing address is 711 E. Boundary St, Montevallo, AL 35115 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: **711 E. Boundary Street, Montevallo, AL 35115** to wit:

Lots 1 and 2 in Block 50, according to the Survey and Map of Reynold's addition to the Town of Montevallo, Alabama, as recorded in Map Book 3, Page 37, in the Probate Office of Shelby County, Alabama, said lots being in the Southwest corner of said Block 50, fronting 75 feet on Middle Street and running back a depth of 150 feet; being situated in 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.
 This does not constitute the homestead of the Grantors or their spouses.

\$160,000.00 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 1 day of August, 2022

Andrew Tipton by Ryan Tipton Attorney-in-Fact
Andrew Tipton by Ryan Tipton his Attorney-in-Fact

Richard Steve Tipton by Ryan Tipton Attorney-in-Fact
Richard Steve Tipton by Ryan Tipton his Attorney-in-Fact

Ryan Tipton
Ryan Tipton

STATE OF Alabama

Shelby COUNTY ss:

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Ryan Tipton, Individually and Ryan Tipton as Attorney in fact for Andrew Tipton and Richard Steve Tipton** 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 individually and as Attorney-in-Fact executed the same voluntarily and with full authority.

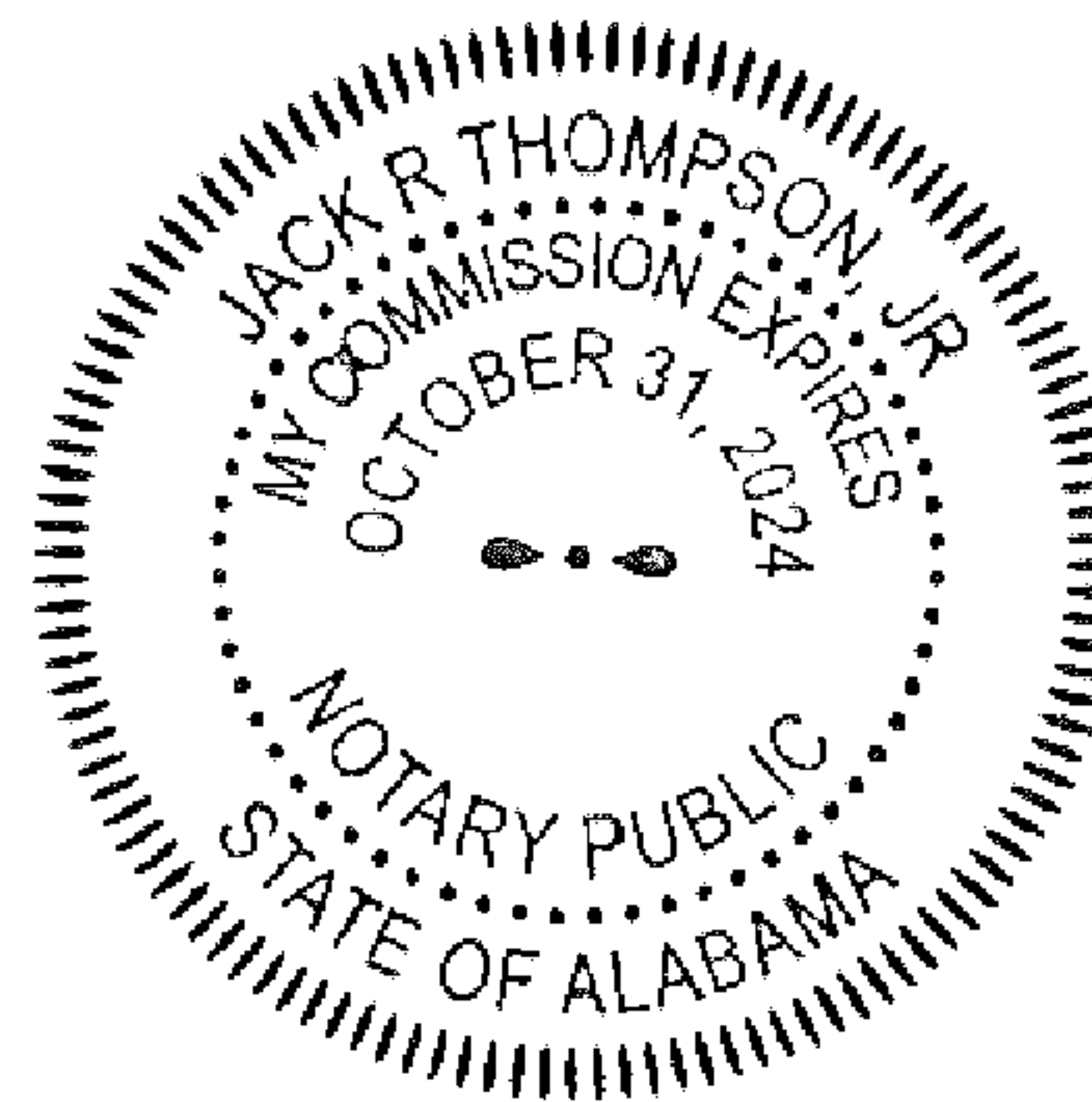
WITNESS my hand and official seal in the county and state aforesaid this the 1st day of August, 2022

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
ATB3299



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
08/02/2022 03:02:48 PM
\$255.00 JOANN
20220802000302630

Alvin S. Boyd