20221110000419830 11/10/2022 10:10:45 AM DEEDS 1/2

This Instrument was Prepared by:

Lauren N. Smith, Esquire for National Title & Appraisal, Inc. 2880 Crestwood Blvd. Irondale, AL 35210 File No.: 222721 Send Tax Notice To: Jerald Scott Ware Amanda Moorhead Ware 1130 Old Cahaba Cir. Helena, AL 35080

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

Lot 815, according to the Survey of Old Cahaba, Sector 8, as recorded in Map Book 26, Page 3, in the Probate Office of Shelby County, Alabama.

Property may be subject to all taxes, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

**\$276,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of November, 2022.

## 20221110000419830 11/10/2022 10:10:45 AM DEEDS 2/2

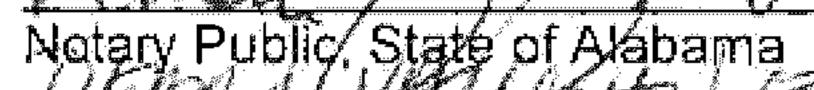
Brooke Handley Brad Handley

State of Alabama

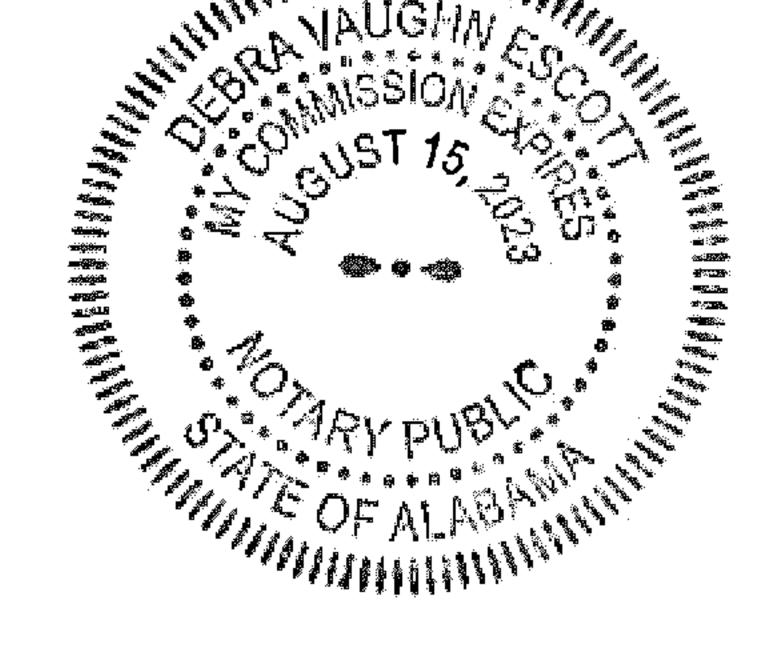
County of Jefferson

I, Den Augustics a Notary Public in and for the said County in said State, hereby certify that Brooke Handley and Brad Handley, 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 9th day of November, 2022.



My Commission Expires: 5/ /5/ /2/





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/10/2022 10:10:45 AM
\$94.00 BRITTANI

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