

Send tax notice to: Jerry R. Brown, 1020 Beaumont Ave., Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160, Birmingham, Al. 35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred twenty-five thousand and no/100 (\$325,000.00) Dollars 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

Ryan J. Blodgett and his wife Erin E. Blodgett, whose mailing address is: 431 County Rd 406; Cullman, Al 35057

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

Jerry R. Brown and Virginia H. Brown whose mailing address is: 1020 Beaumont Ave., Birmingham, Al. 35242

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 1020 Beaumont Ave., Birmingham Al. 35242 to-wit:

Lot 28B, according to the final Plat of the Residential Subdivision of Beaumont-Phase 5, a Resurvey of Lots 1-31, as recorded in Map Book 40, Page 5 in the Office of the Judge of Probate of Shelby County, Alabama.

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

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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 27th day of July 2016.



20160804000276190 1/2 \$343.00
Shelby Cnty Judge of Probate, AL
08/04/2016 08:43:06 AM FILED/CERT

Shelby County, AL 08/04/2016
State of Alabama
Deed Tax: \$325.00

1b-2807

 (SEAL)

State of ALABAMA
County Of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ryan J. Blodgett and his wife Erin E. Blodgett, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of July 2016.

My commission expires:

NOTARY PUBLIC

