

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Robert G. Sorrell
105 Elyton Drive
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Five Hundred Eighty Thousand and 00/100 Dollars (\$580,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Mary Alisa Lanier, an unmarried woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Robert G. Sorrell and Robbin Sorrell

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

Lot 19-14, Block 19, according to the Final Plat of the Private Residential Subdivision of Mt. Laurel Phase IIIB, Sector 1, as recorded in Map Book 38, Page 26, in the Probate Office of Shelby County, Alabama


\$448,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2019 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 the 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 do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

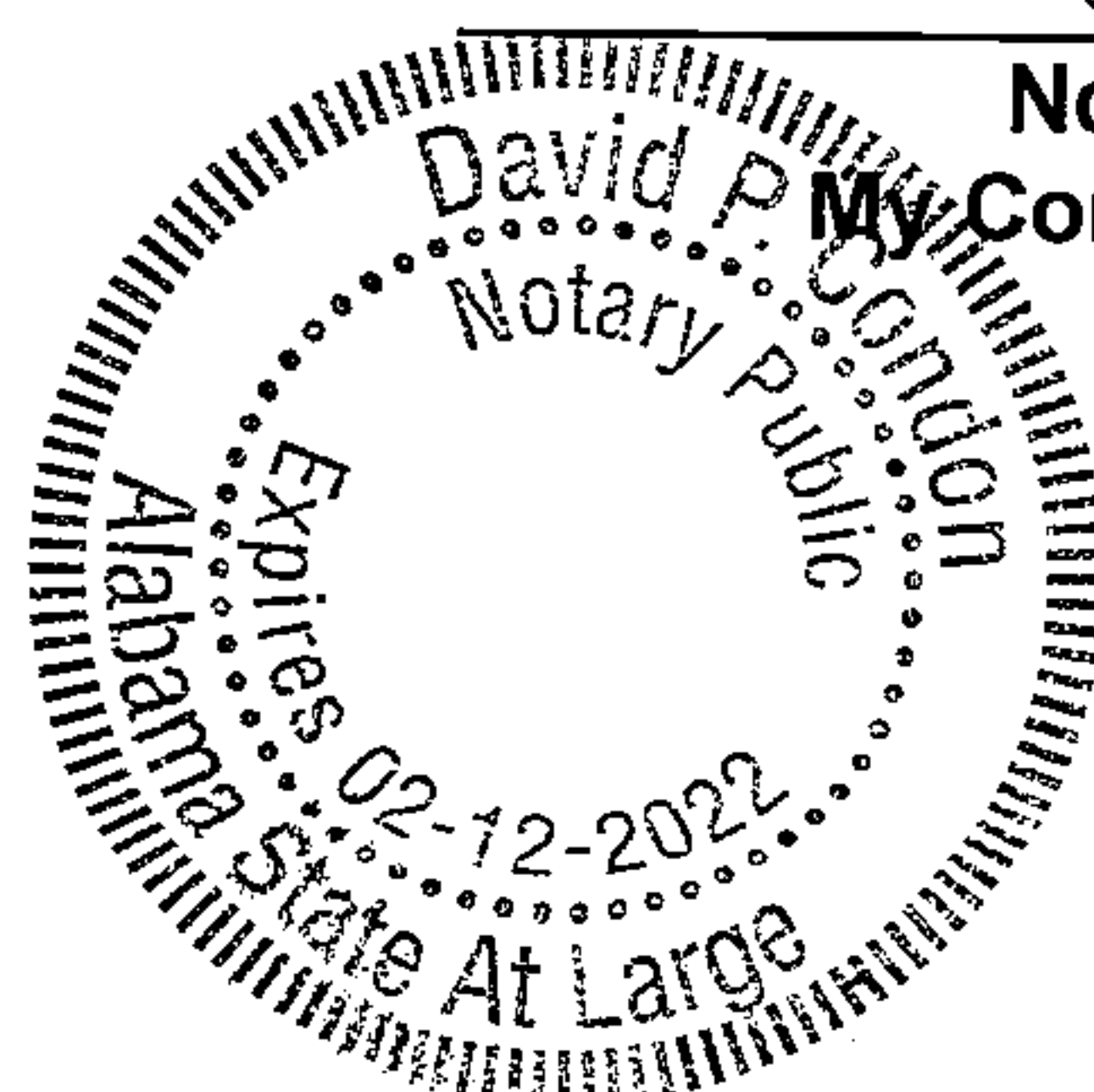
IN WITNESS WHEREOF, I have set my hand and seal, this **4th day of March, 2019**.


Mary Alisa Lanier (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Mary Alisa Lanier** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance **she** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **4th day of March, 2019**




Notary Public: David P. Condon
My Commission Expires: 02/12/2022

