

20190501000143830

Prepared by:
Cassy L. Dailey
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3156 Pelham Parkway, Suite 2
Pelham, AL 35124

05/01/2019 09:14:22 AM
DEEDS 1/2

Send Tax Notice To:
Mark Allen Huffman
Brianna Herron Huffman
1141 Ashford Lane
Birmingham, AL 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Twenty Three Thousand Five Hundred Dollars and No Cents (\$423,500.00)** 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 whereof is acknowledged, I or we

Stephen B. Saathoff and Christine C. Saathoff, husband and wife, whose mailing address is:

41 N Pine Circle, Belleair, FL 33756

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

Mark Allen Huffman and Brianna Herron Huffman, whose mailing address is:

749 Rosebury Road, Helena, AL 35080

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 1141 Ashford Lane, Birmingham, AL 35242 to-wit:

Lot 1150, according to the Survey of Brook Highland, 11th Sector, Phase III, as recorded in Map Book 22, Page 36 A & B, in the Probate Office of Shelby County, Alabama.

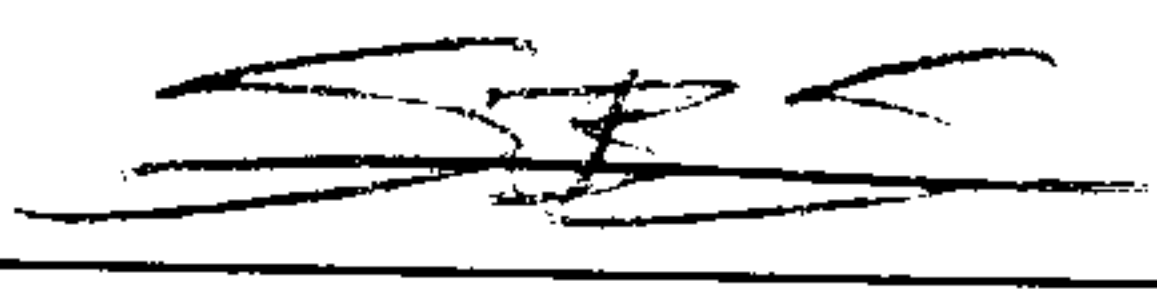
Subject to: All easements, restrictions and rights of way of record.

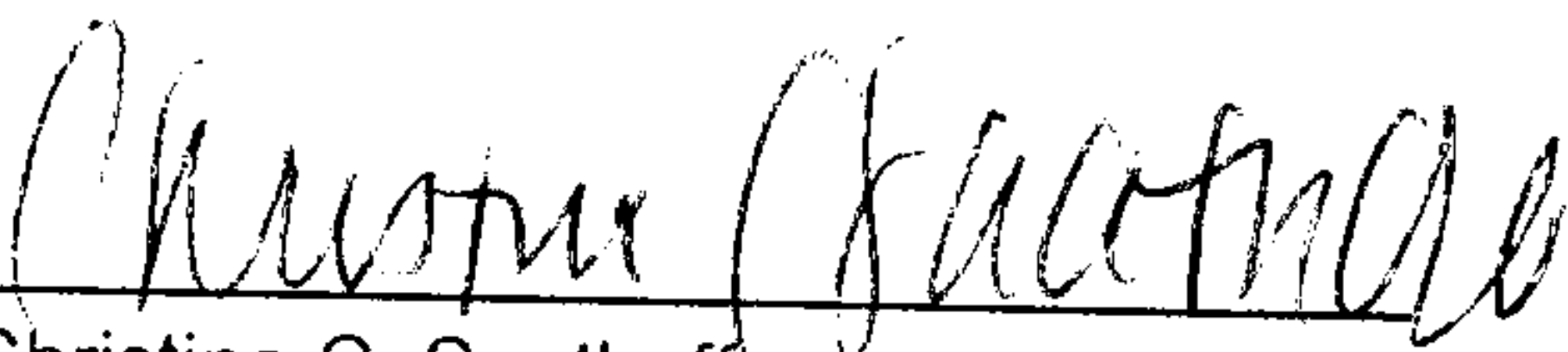
\$402,165.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 warrants 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 25th day of April, 2019.

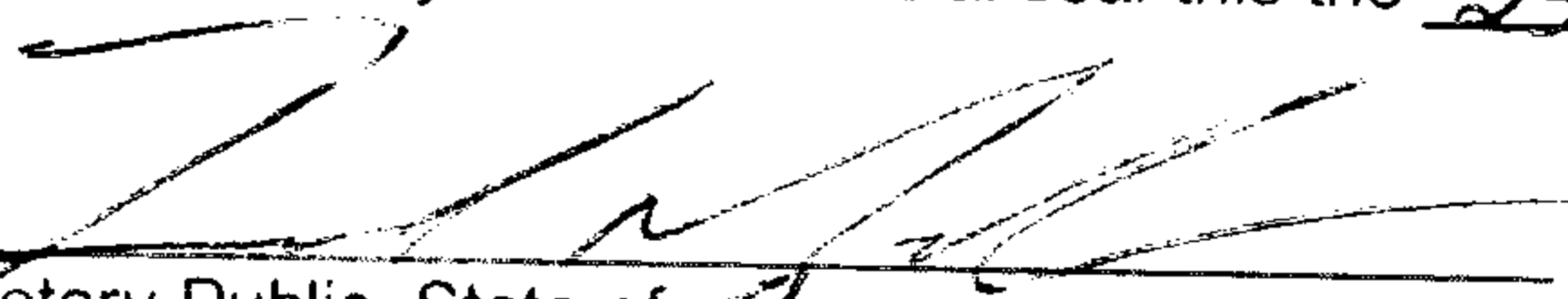

Stephen B. Saathoff


Christine C. Saathoff

State of FLORIDA
County of YVILLAS

20190501000143830 05/01/2019 09:14:22 AM DEEDS 2/2

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen B. Saathoff and Christine C. Saathoff, 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 23 day of April, 2019.


Notary Public, State of FLORIDA

Printed Name of Notary - FARAUD MAHADEO
My Commission Expires: 05/08/2020



Faraud Mahadeo
Notary Public
State of Florida

My Commission Expires 05/08/2020
Commission No. FF 990148
Bonded through Wells Fargo



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2019 09:14:22 AM
\$39.50 CHERRY
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Allie S. Bayl