

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Daniel Alexander
Janet Alexander
Crystal Alexander 127 Perkins Landing
Rd.
Columbiana, AL 35051

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventeen Thousand Dollars and No Cents (\$217,000.00)** 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 whereof is acknowledged, I or we

Marcus L. Hood and Lauren Hood, a married couple, whose mailing address is:

333 Emerald Lane ; Chelsea AL 35043

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

Daniel Alexander, Janet Alexander, and Crystal Alexander, whose mailing address is:

127 Perkins Landing Rd., Columbiana, AL 35051

(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: 127 Perkins Landing Rd., Columbiana, AL 35051 to-wit: Lot 51, according to the Survey of Perkins Landing Sectors 1 & 2, a condominium, as established by that certain Declaration of Condominium as recorded in Instrument 2000-24647 and first amendment recorded in by Instrument 20040924000528930 and Articles of Incorporation of Perkins Landing Residential Association, Inc., as recorded in Instrument 2000-24648 in the Probate Office of Shelby County, Alabama, together with an undivided interest in the common elements of Perkins Landing Sectors 1 & 2, a Condominium, as set out in the Declaration of Condominium and according to the survey of Perkins Landing Sectors 1 & 2, a Condominium, recorded in Map 27, Page 33, in the Probate Office of Shelby County, Alabama.

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

\$213,069.00 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 16 day of May, 2019.

[Signature]
Marcus L. Hood

[Signature]
Lauren Hood

State of Alabama
County of Shelby

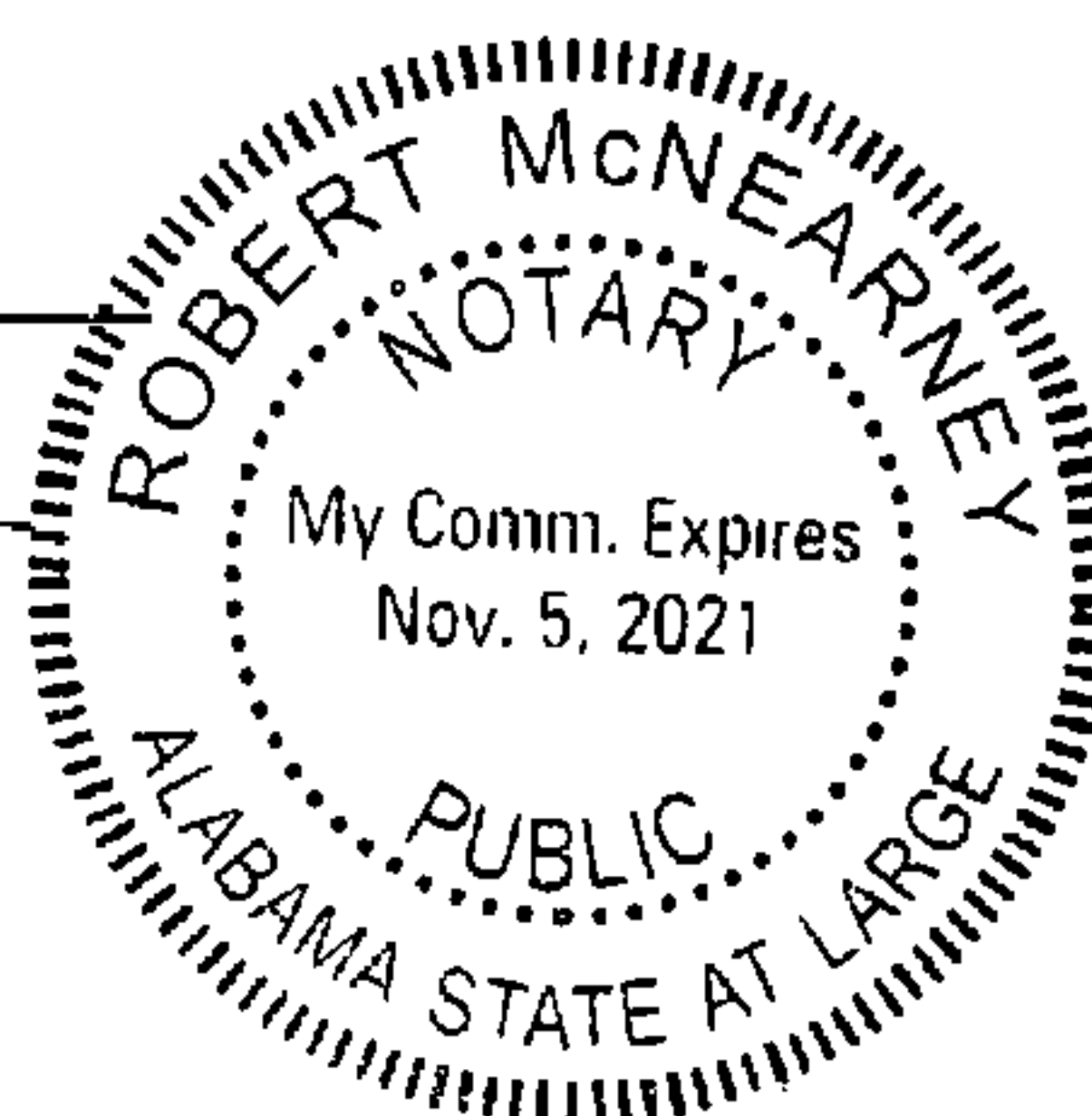
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marcus L. Hood and Lauren Hood, a married couple, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents 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 16th day of May, 2019.

[Signature]
Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/21/2019 09:38:41 AM
\$20.00 CHERRY
20190521000173990

Alvin S. Bayl