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06/06/2019 11:41:56 AM
DEEDS 1/2

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

Send Tax Notice To:
Christopher N. Thomason
Judith A. Thomason

3028 Old Stone Drive
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 **Two Hundred Five Thousand Dollars and No Cents (\$205,000.00)** 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

Ronald B. Payne, a married man and Amy Dowdey, an unmarried woman, whose mailing address is:

RONALD PAYNE: 347 KILLIAN CT, MATTHEWS NC 28104

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

Christopher N. Thomason and Judith A. Thomason, whose mailing address is:

3028 Old Stone Drive, Birmingham, AL 35242

(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: 3028 Old Stone Drive, Birmingham, AL 35242 to-wit:

Lot 9-A, Block 1, according to the Map of Resurvey of Subdivision of Lots 6, 7, 8, 9 and 10, Block 1, according to the Map of Stoneridge, as recorded in Map Book 7, Page 138 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

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

\$211,765.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

The above described property is not the homestead of Ronald B. Payne, grantor herein, nor his spouse, as referenced in Code Section 6-10-2.

Amy Dowdey, grantor herein, is one and the same person as Amy D. Payne, grantee in that certain deed recorded in instrument #20050519000242640.

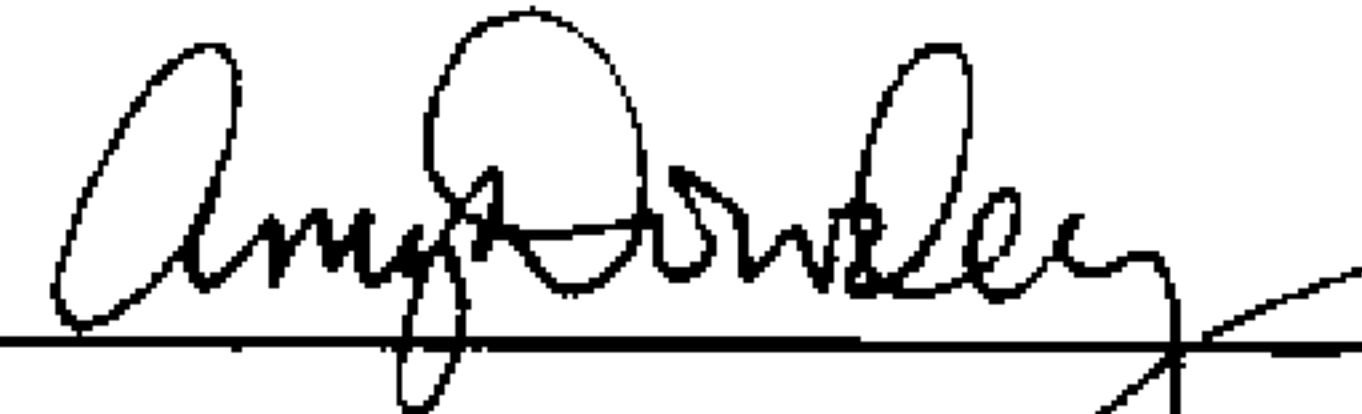
TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the 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 01 day of June, 2019.



Ronald B. Payne



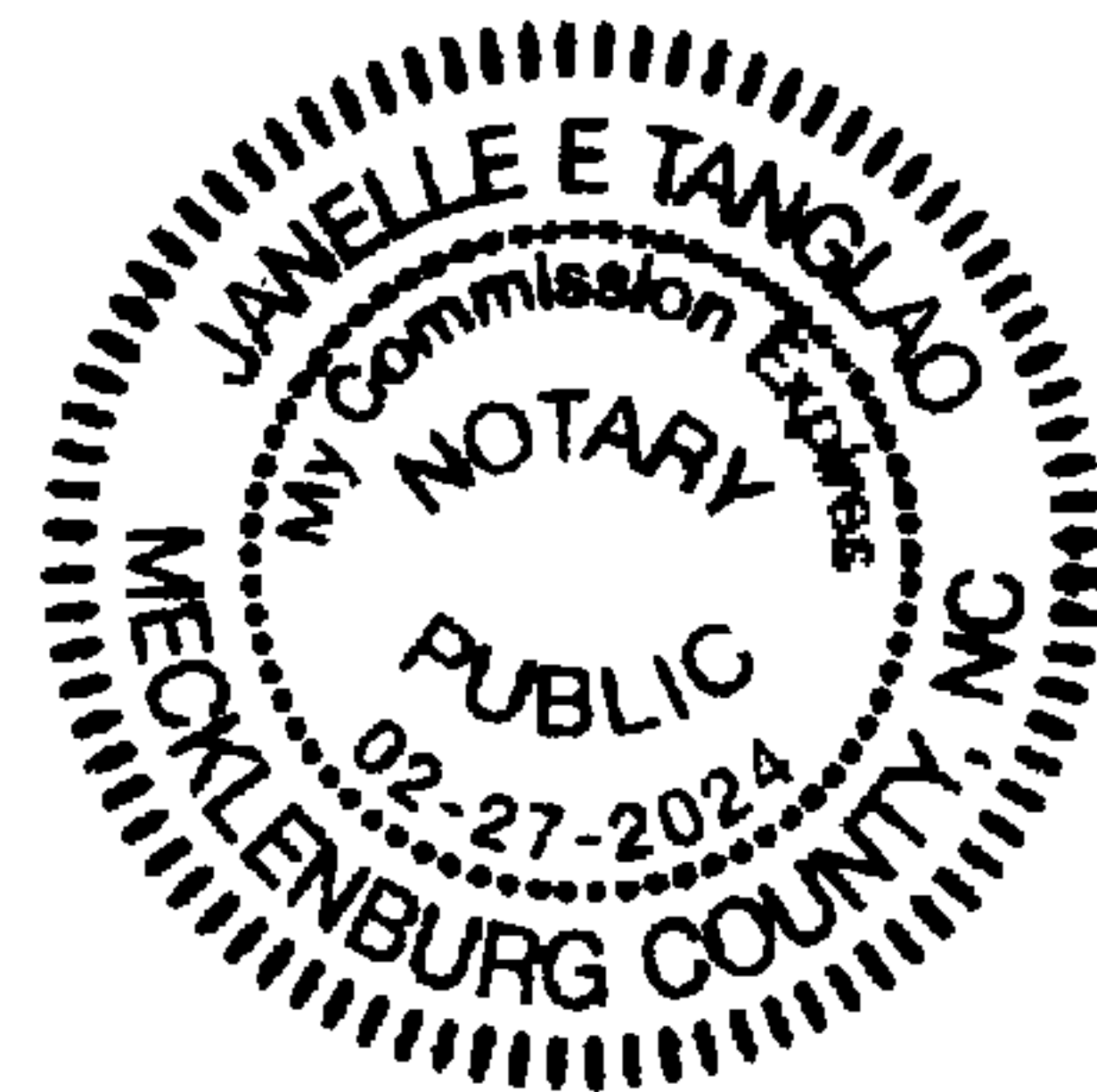
Amy Dowdey

State of North Carolina
County of Mecklenburg

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald B. Payne, a married man, 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 01 day of June, 2019.

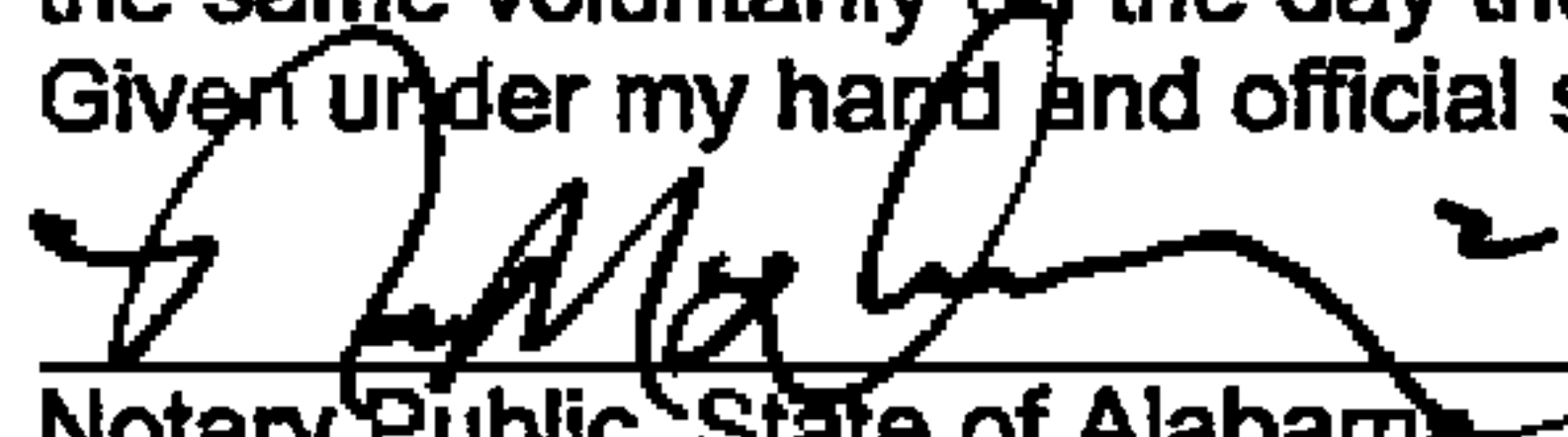


Notary Public, State of ~~Alabama~~ North Carolina
Janelle E. Tanglao
Printed Name of Notary
My Commission Expires: 02/27/2024



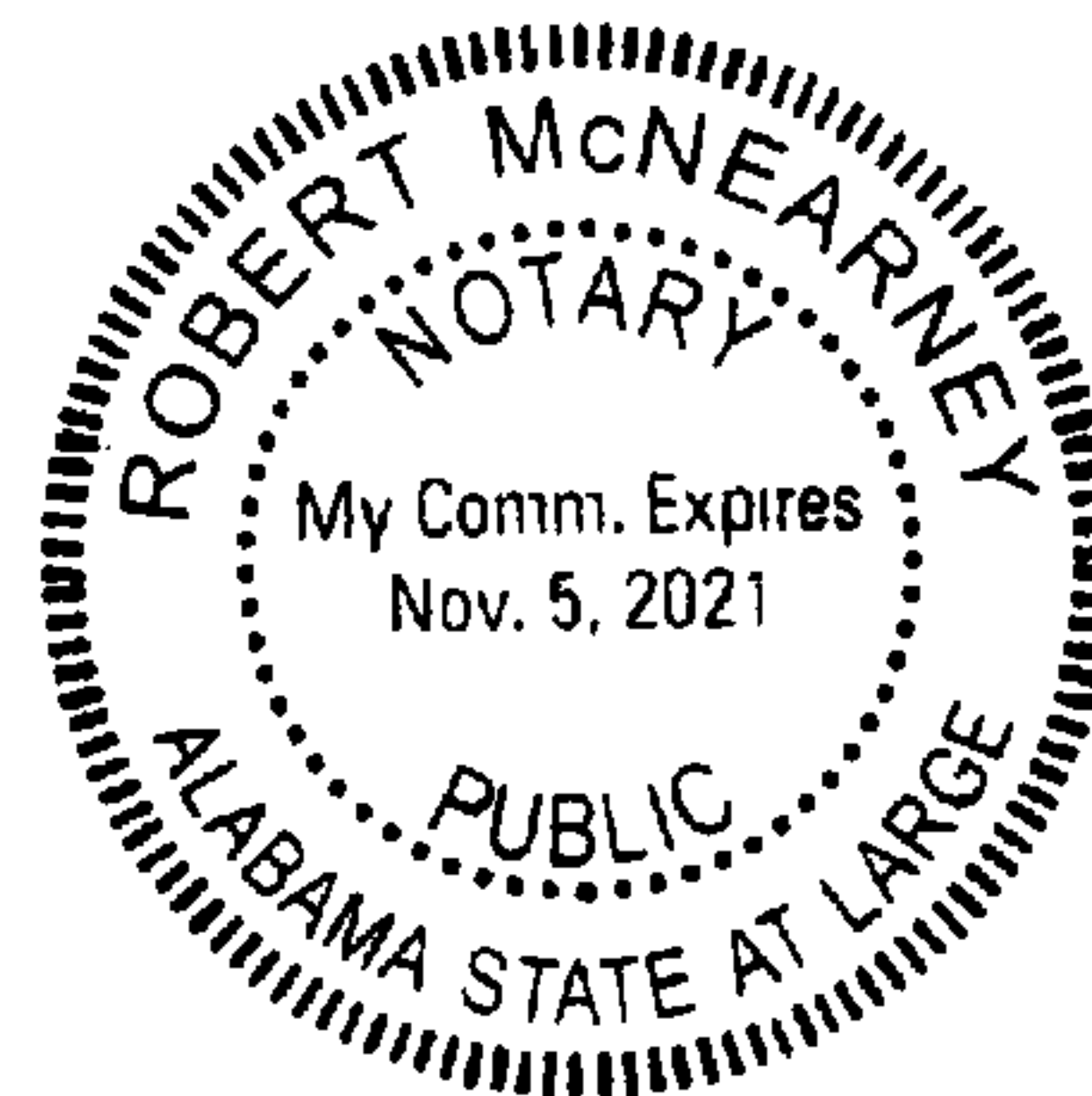
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amy Dowdey, an unmarried woman, 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 3rd day of June, 2019.



Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: 11/5/21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/06/2019 11:41:56 AM
\$19.00 CHERRY
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