

Send Tax Notice to:

Ana Michelle Baker
Roderick Shawn Miller
386 Strathaven Drive
Pelham, Al 35124

20190618000214760
06/18/2019 08:36:20 AM
DEEDS 1/2

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Nine Thousand Nine Hundred Dollars and 00/100 Dollars (\$309,900.00)**, 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 of which is acknowledged. I or we, **Ashlyn Burke Capps and Ryan Capps, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 1050 Fairfield Ln, Hoboken AL 35080 grant, bargain, sell and convey unto **Ana Michelle Baker and Roderick Shawn Miller** (herein referred to as grantees) whose mailing address is 386 Strathaven Drive, Pelham, Al 35124 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, having an address 386 Strathaven Drive, Pelham, Al 35124 to wit:

Lot 1551, according to the Survey of Strathaven at Ballantrae, Phase 3, as recorded in Map Book 41, Page 144, in the Probate Office of Shelby County, Alabama.

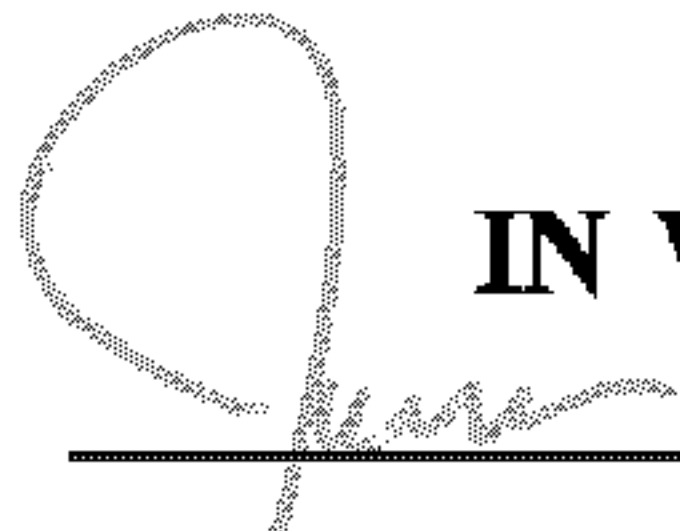
Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

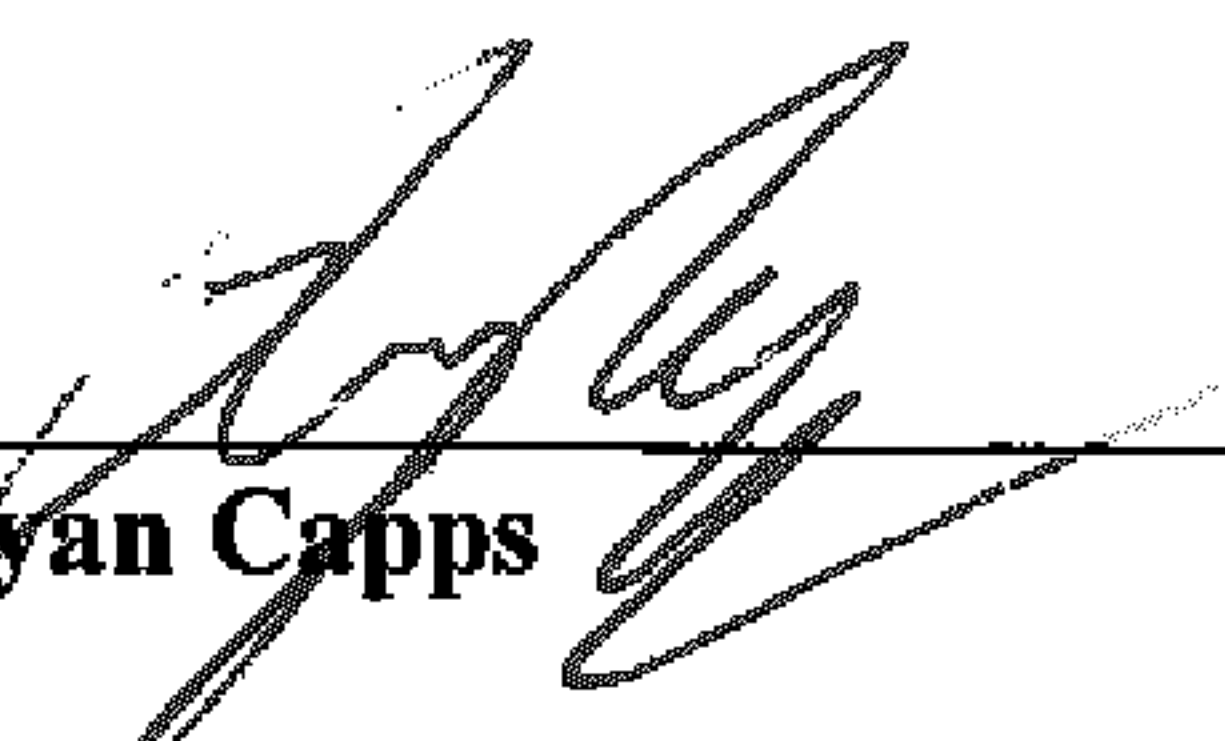
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$279,812.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18th day of June, 2019


Ashlyn Burke Capps


Ryan Capps

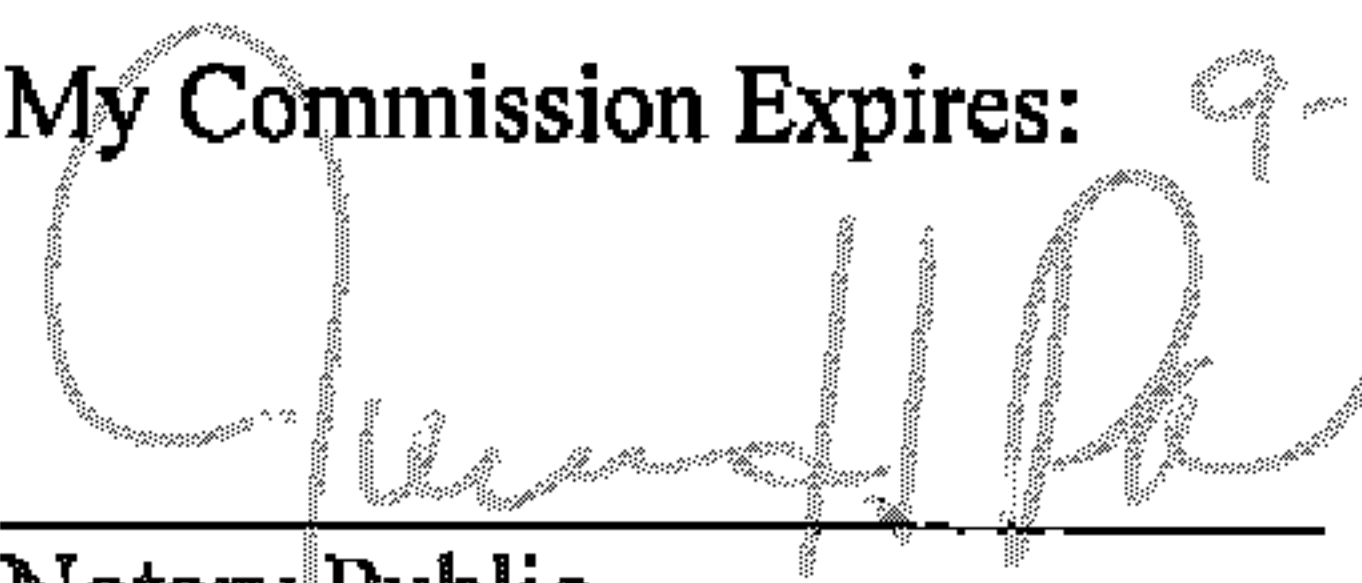
STATE OF Alabama,

Jefferson COUNTY ss:

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that Ashlyn Burke Capps and Ryan Capps 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 this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 14th day of June 9th **FEBRUARY**, 2019

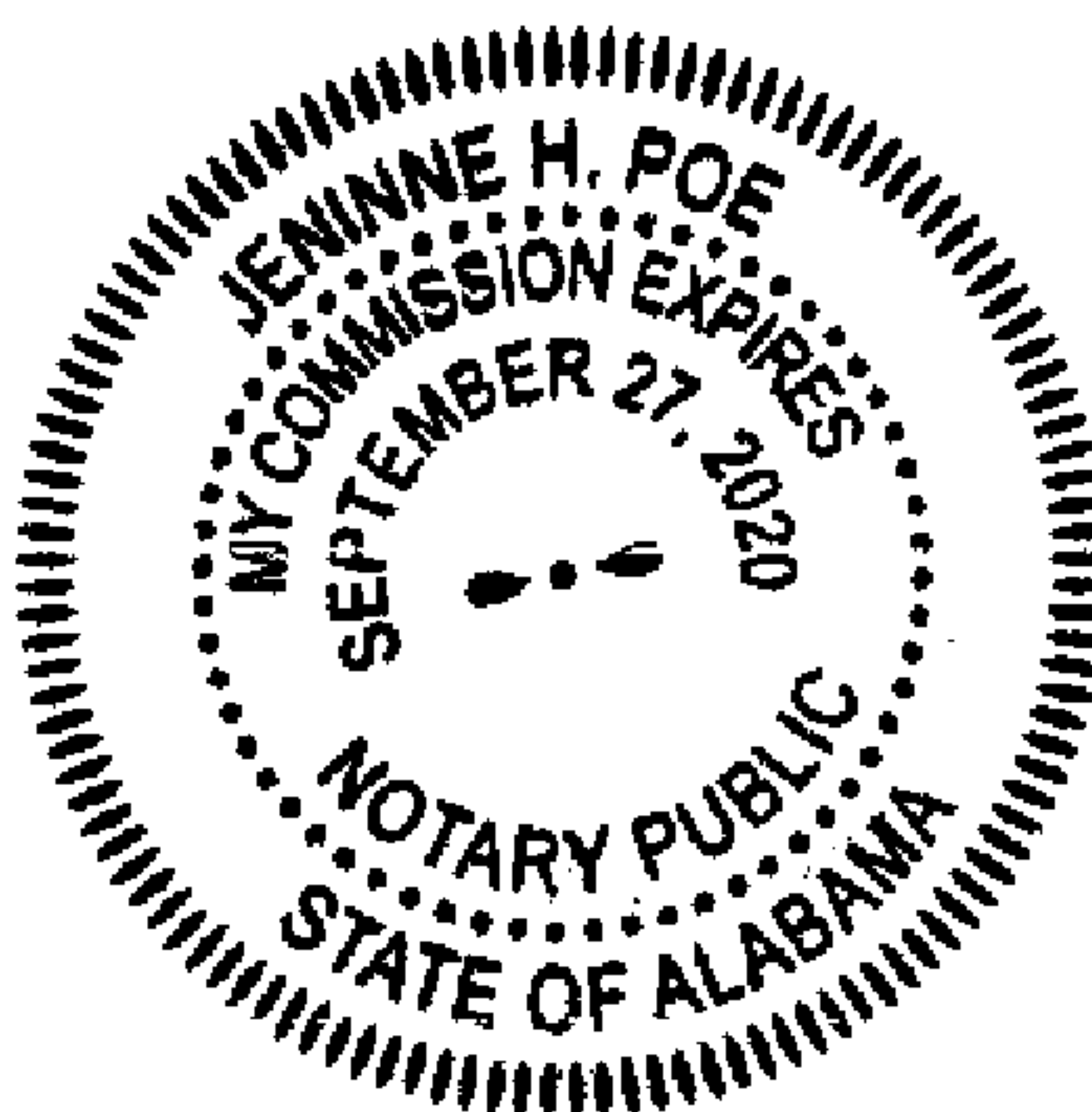
My Commission Expires: 9-27-20


Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591

File No. ATB1117



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/18/2019 08:36:20 AM
\$48.50 CHERRY
20190618000214760

Allie S. Bayl