

20190625000224940  
06/25/2019 12:46:07 PM  
DEEDS 1/2

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

Send Tax Notice To:  
Stephan Adam Nichols  
Rachel Nichols  
5349 South Broken Bow Dr.  
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 Sixty Five Thousand Dollars and No Cents (\$265,000.00)** 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

**Phillip Wade Moore, a married man, this does not constitute the Homestead property of the Grantor or his spouse, whose mailing address is:**

3205 Brook Highland Trace Birmingham, AL 35242

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

**Stephan Adam Nichols and Rachel Nichols, whose mailing address is:**

5349 South Broken Bow Dr., 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: 5349 South Broken Bow Dr., Birmingham, AL 35242 to-wit:

Lot 4, Block 4, of Broken Bow, as recorded in Map Book 7, Page 145, in the Probate Office of Shelby County, Alabama.

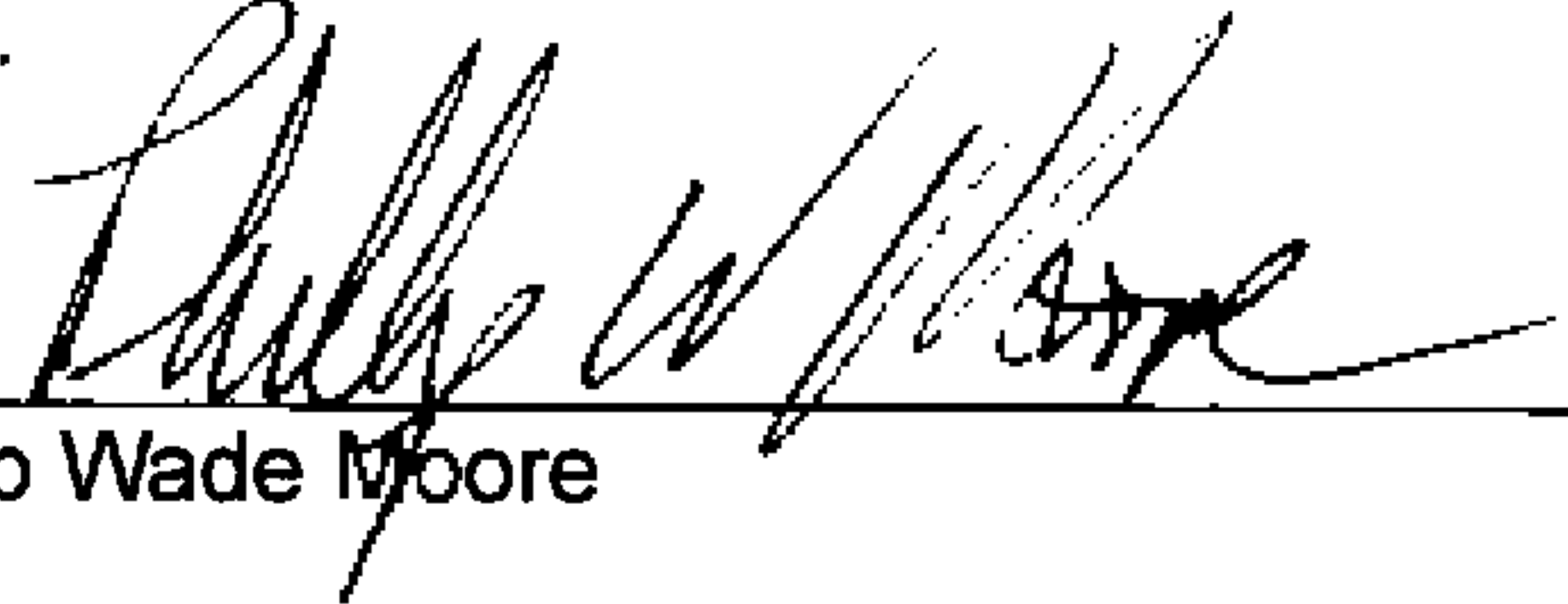
Subject to: All easements, restrictions and rights of way of record.

\$257,050.00 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.

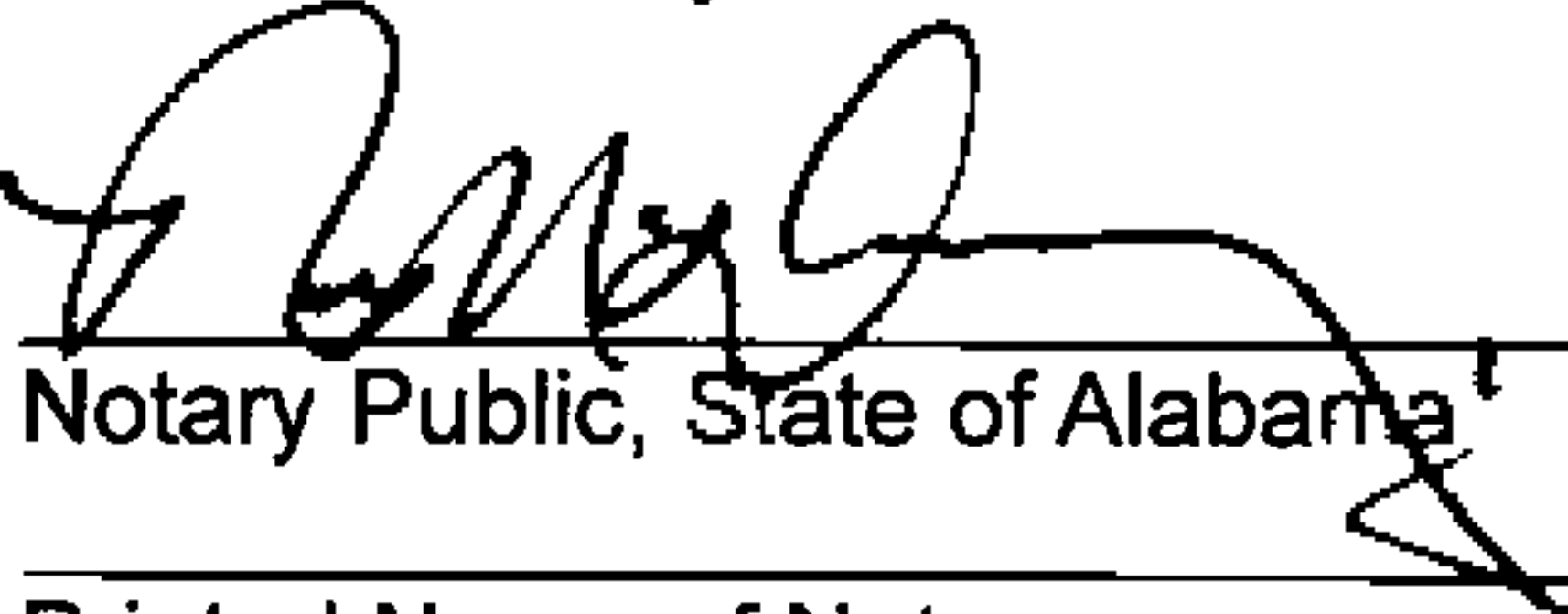
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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.

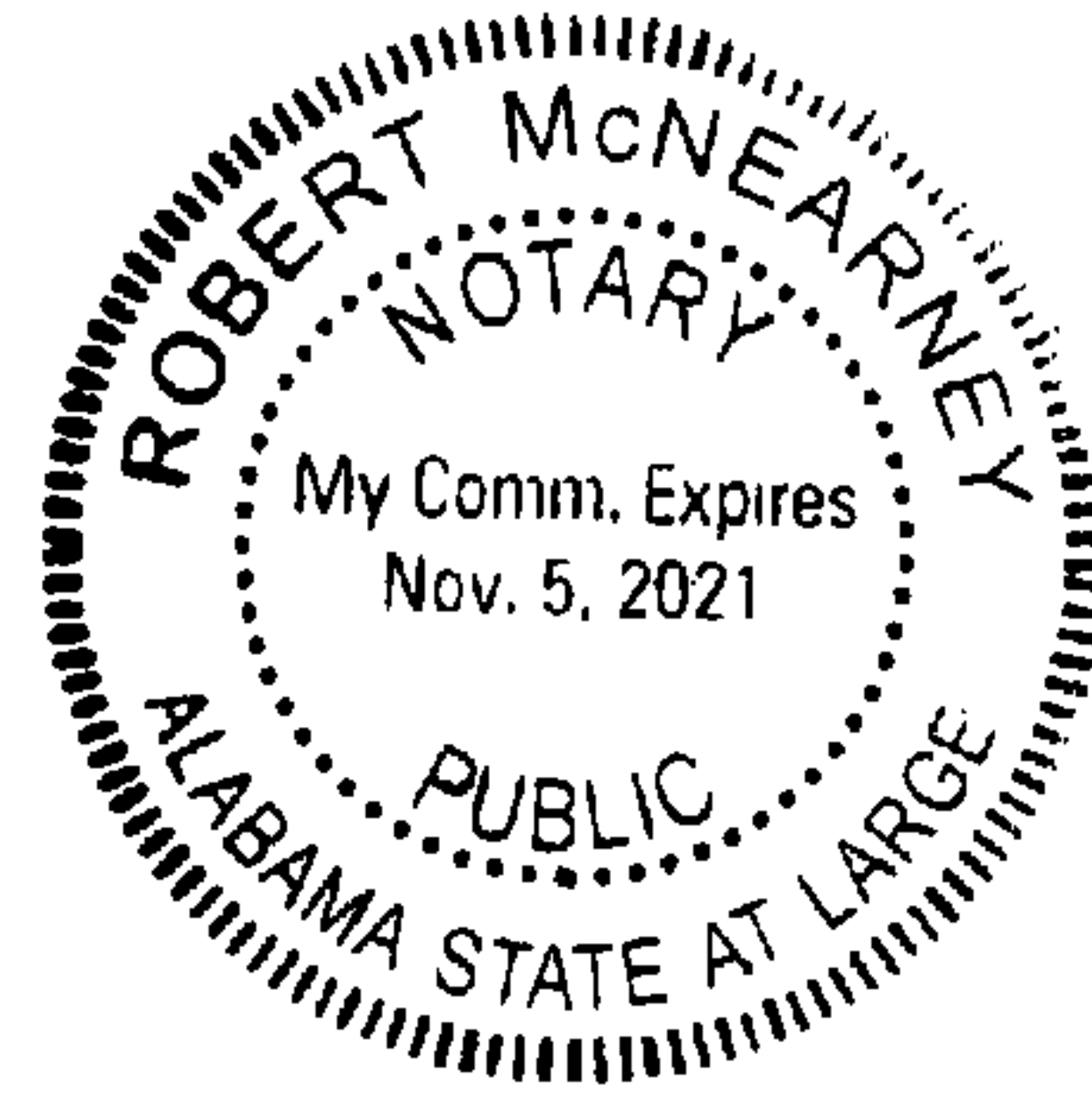
IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 21 day of June, 2019.

  
\_\_\_\_\_  
Phillip Wade Moore

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip Wade Moore, 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 21st day of June, 2019.

  
\_\_\_\_\_  
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  
06/25/2019 12:46:07 PM  
\$26.00 CHARITY  
20190625000224940

*Alicia S. Boyd*