

Send Tax Notice to:

20190717000254720
07/17/2019 10:34:41 AM
DEEDS 1/2

Donald A. Bryant, Sheila S. Bryant and Jessica N. Bryant

443 Holland Lake Dr
Pelham AL 35124

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SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Forty Eight Thousand and Five Hundred 00/100 Dollars (\$148,500.00)**, 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 of which is acknowledged. I or we, **Markus Dustin Bradley, a single man** (herein referred to as grantor, whether one or more) whose mailing address is 7403 LHS LN, Trussville AL 35173 grant, bargain, sell and convey unto **Donald A. Bryant, Sheila S. Bryant and Jessica N. Bryant** (herein referred to as grantees) whose mailing address is 443 Holland Lake Dr Pelham 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 443 Holland Lake Drive, N. Pelham, AL 35124 to wit:

Lot 45, according to the Final Plat of Holland Lakes, Sector Two, Phase One, as recorded in map Book 36, Page 8, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Place Declaration of Covenants, Conditions and Restrictions executed by the Grantor and filed for record as Instrument No. 20050426000199570, in the Probate Office of Shelby County, Alabama (the "Declaration").

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

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

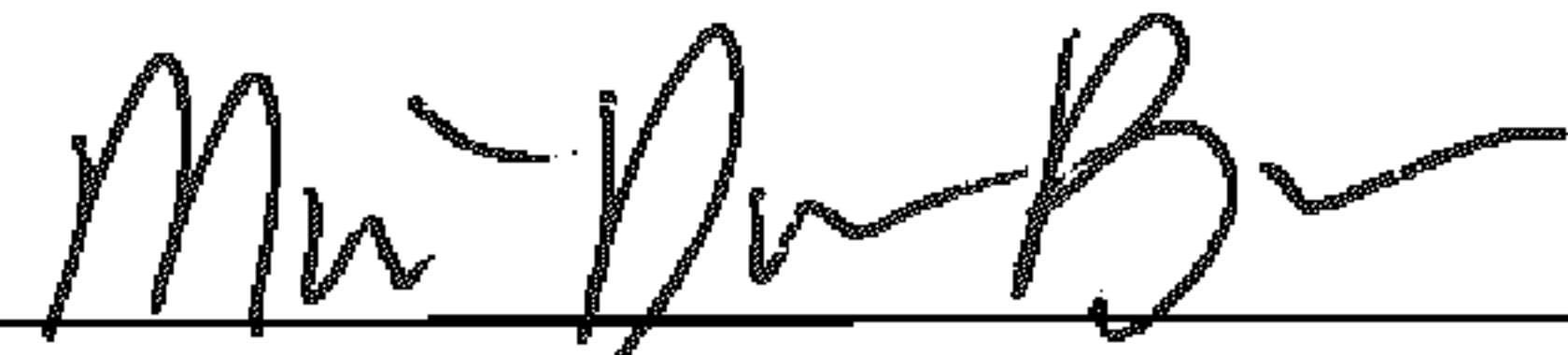
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$0 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 16 day of

July, 2019


Markus Dustin Bradley

STATE OF Alabama

Tetters COUNTY ss:

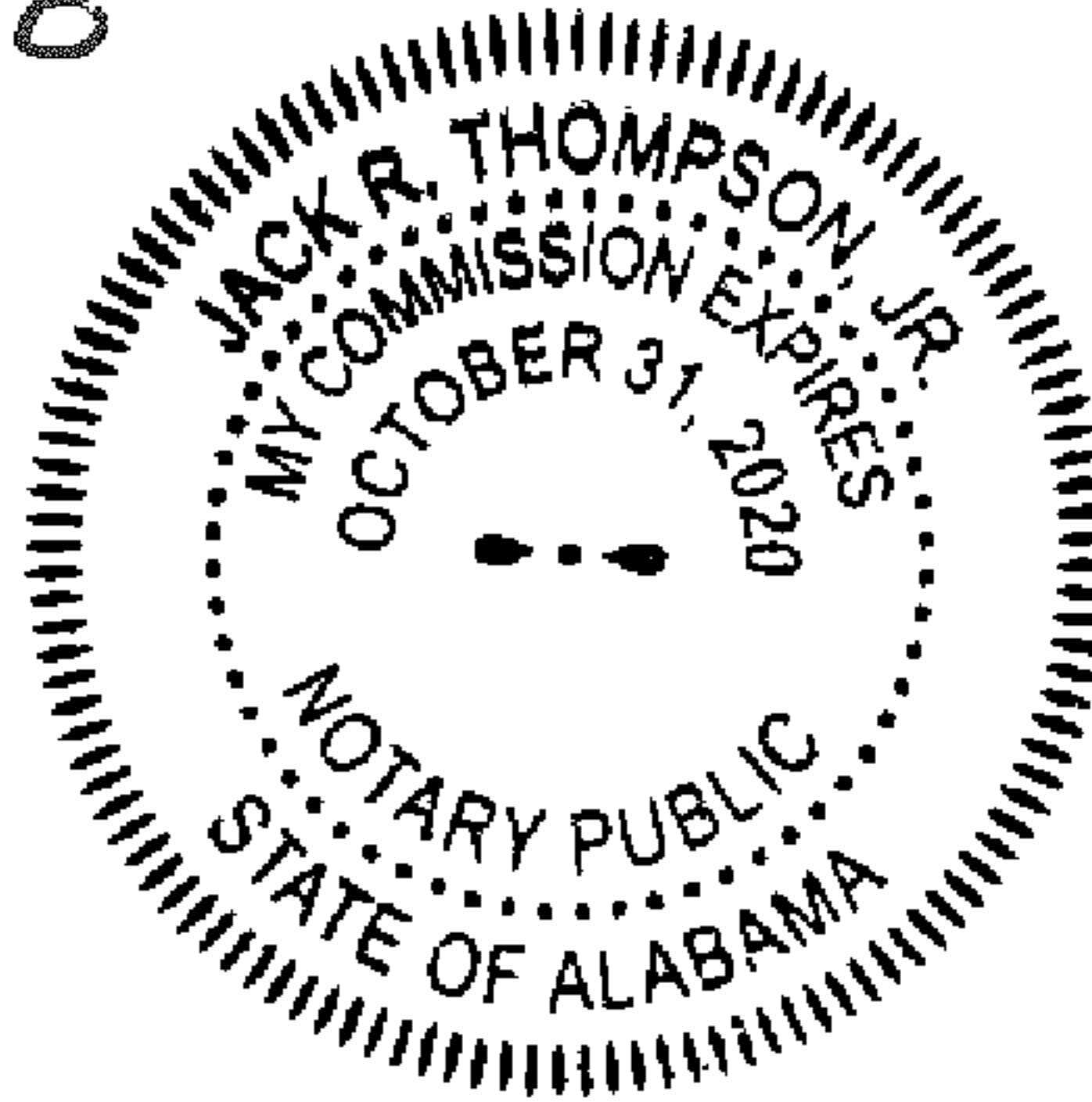
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Markus Dustin Bradley** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 16th day of **July, 2019**

My Commission Expires

10/31/2020


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. ATB1185



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/17/2019 10:34:41 AM
\$166.50 CHERRY
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