

Send tax notice to: Seth E. Burns, 3121 Brook Highland Dr., Birmingham Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.  
35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four hundred thousand five hundred and no/100 (\$400,500.00) Dollars the amount of which can be verified by 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

**Shirley B. Shipman, an unmarried woman, whose mailing address is:**

222 Divot Loop, Fairhope Al. 36532

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

Seth E. Burns and Carmen Burns

**whose mailing address is: 3121 Brook Highland Dr., Birmingham Al. 35242**

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 3121 Brook Highland Dr., Birmingham, Al. 35242 to-wit:

Lot 160, according to the Survey of Brook Highland, an Eddleman Community, 5<sup>th</sup> Sector, as recorded in Map Book 13, Page 36 A&B as recorded in the Probate Office of Shelby County, Alabama.

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

\$189,500.00 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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 19 day of July, 2019.

*Shirley B. Shipman* (SEAL)  
SHIRLEY B. SHIPMAN

\_\_\_\_\_ (SEAL)

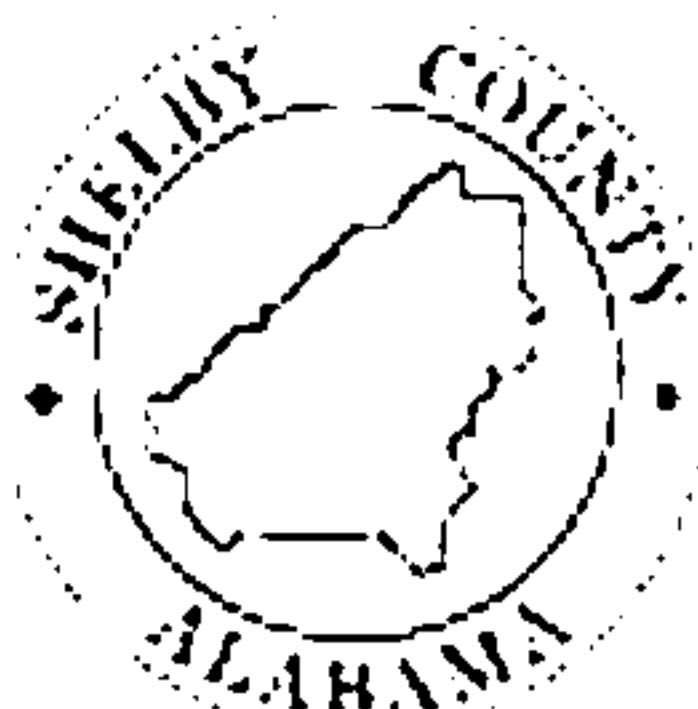
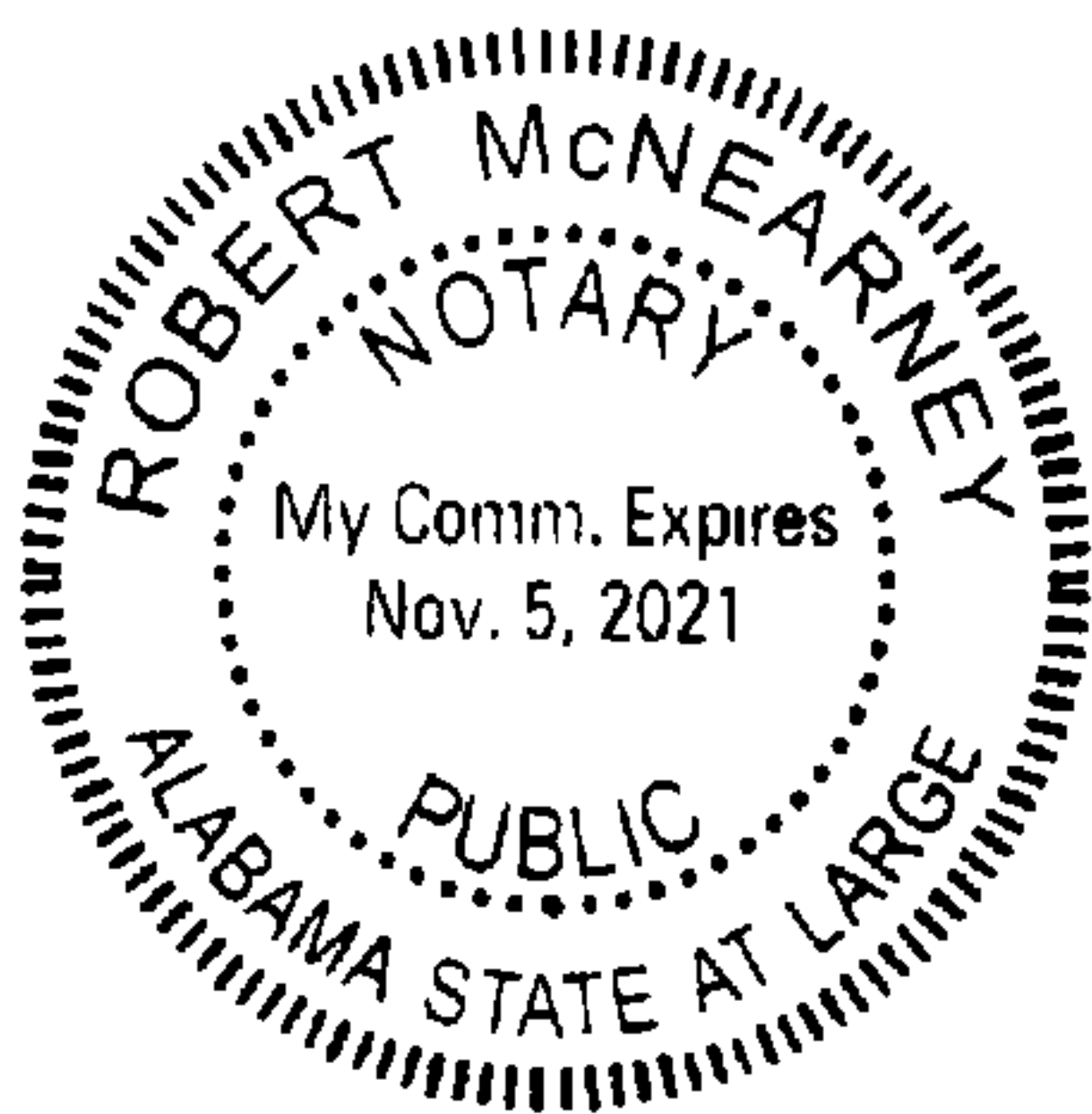
State of ALABAMA  
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shirley B. Shipman, an unmarried woman, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19 day of July 2019.

*[Signature]*  
NOTARY PUBLIC

My commission expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/22/2019 03:02:08 PM  
\$39.50 CHERRY  
20190722000260060

*Alli S. Beyl*