

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Jon Chandler Hoffman
Juliana Stapley Hoffman
4005 Belvedere Court
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty Thousand and 00/100 Dollars (\$50,000.00), to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Jon Chandler Hoffman and wife, Juliana Stapley
(herein referred to as Grantors) do grant, bargain, sell and convey unto
Jon Chandler Hoffman and Juliana Stapley
(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 58, according to the Survey of Final Map of Belvedere Cove, Phase II, as recorded in Map Book 35, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama.

Title not examined by preparer

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

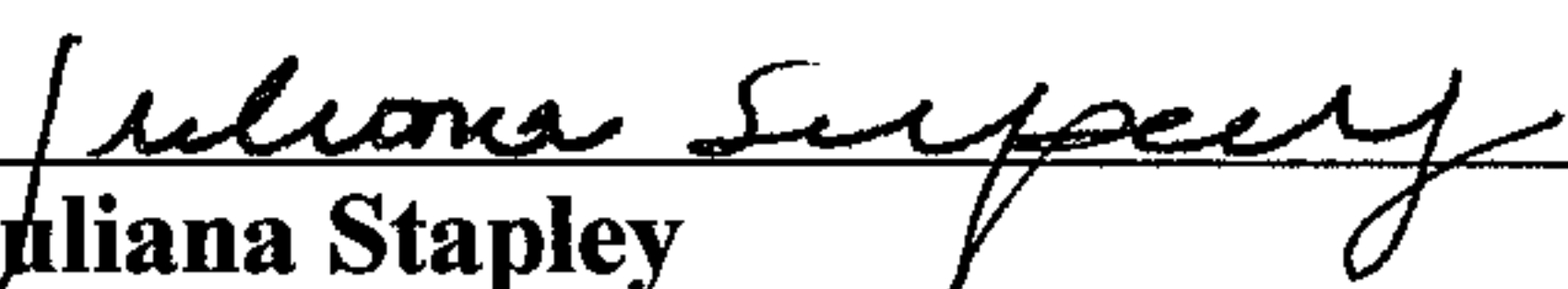
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 and seals, this August 1, 2019.



Jon Chandler Hoffman




Juliana Stapley

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

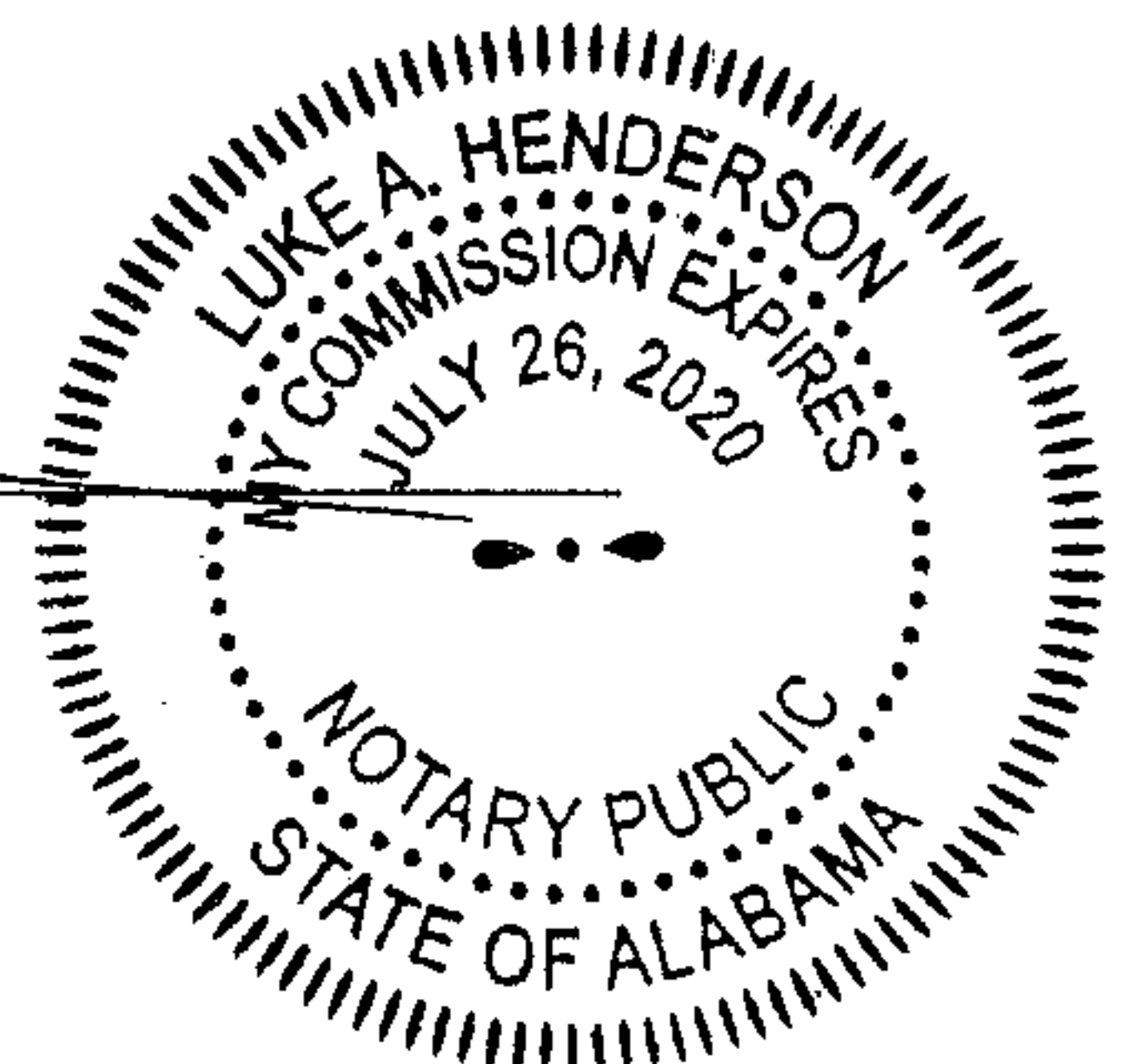
I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Jon Chandler Hoffman** and wife, **Juliana Stapley**, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this August 1st, 2019.

My Commission Expires: 7/26/19



Notary Public



Grantor's Address & Property Address:
4005 Belvedere Ct
Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/09/2019 03:52:25 PM
\$65.00 CHARITY
20190809000289700

Allen S. Bayl