

Send Tax Notice to:

Joel Christiansen and Karen Christiansen  
1080 Wyndham Lane  
Helena, AL 35080

20191001000358690  
10/01/2019 11:38:53 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 **One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00)**, 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 of which is acknowledged. I or we, **David A. Coe, an unmarried man** (herein referred to as grantor, whether one or more) whose mailing address is 3040 Peachtree Rd NW Atlanta GA 30305 grant, bargain, sell and convey unto **Joel Christiansen and Karen Christiansen** (herein referred to as grantees) whose mailing address is 1080 Wyndham Lane, Helena, AL 35080 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 1080 Wyndham Lane, Helena, AL 35080 to wit:

Lot 242, according to the Survey of Wyndham, Wilkerson, Phase IV, as recorded in Map Book 24, Page 99, in the Office of the Judge of Probate for Shelby County, Alabama; being situated in 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.

\$101,750.00 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 20 day of September, 2019

David A. Coe  
David A. Coe

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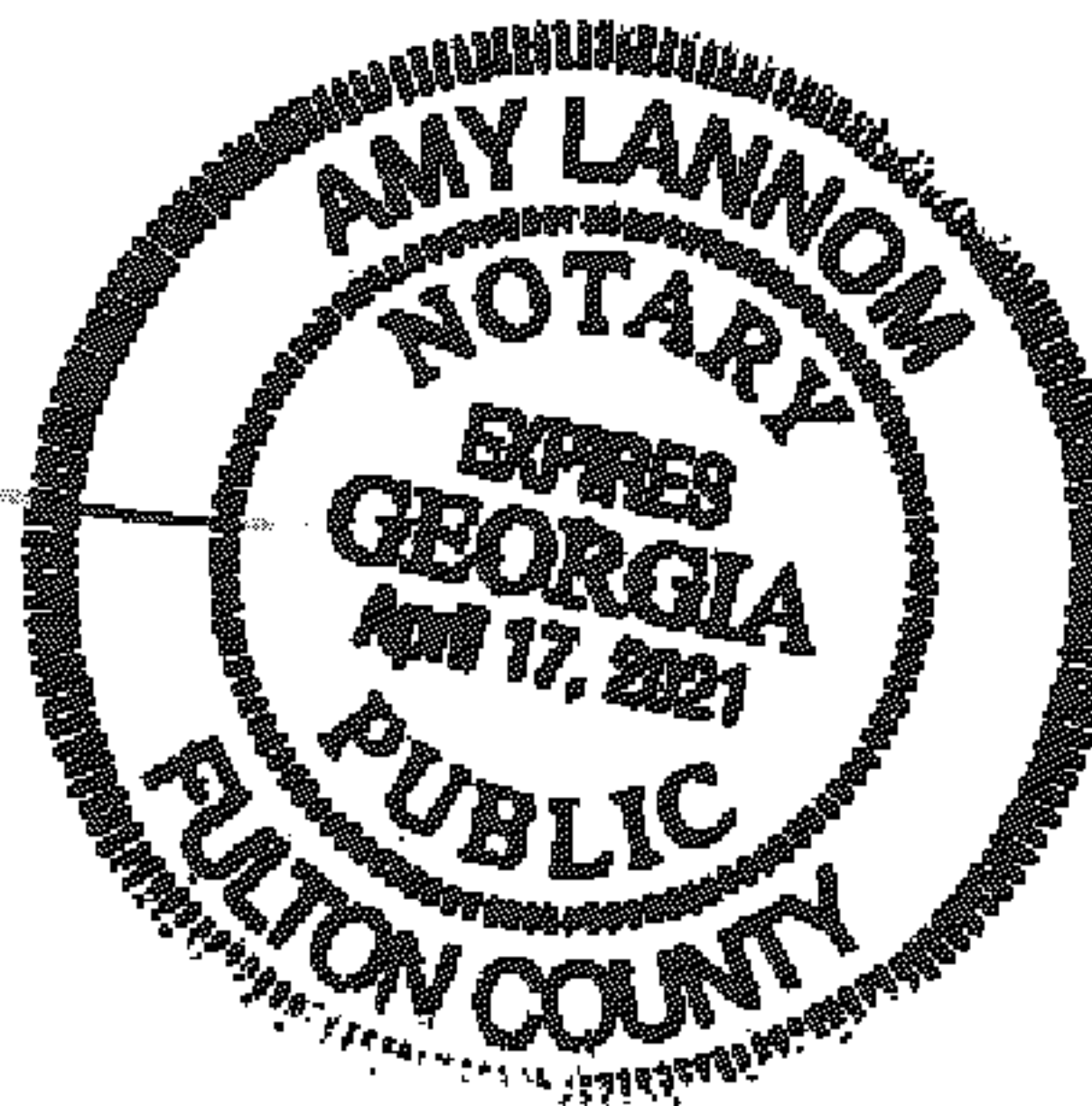
STATE OF Georgia Fulton COUNTY ss:

I, Amy Lannom, a Notary Public in and for said county in said state, hereby certify that David A. Coe 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 26 day of September, 2019

My Commission Expires: April 17, 2021

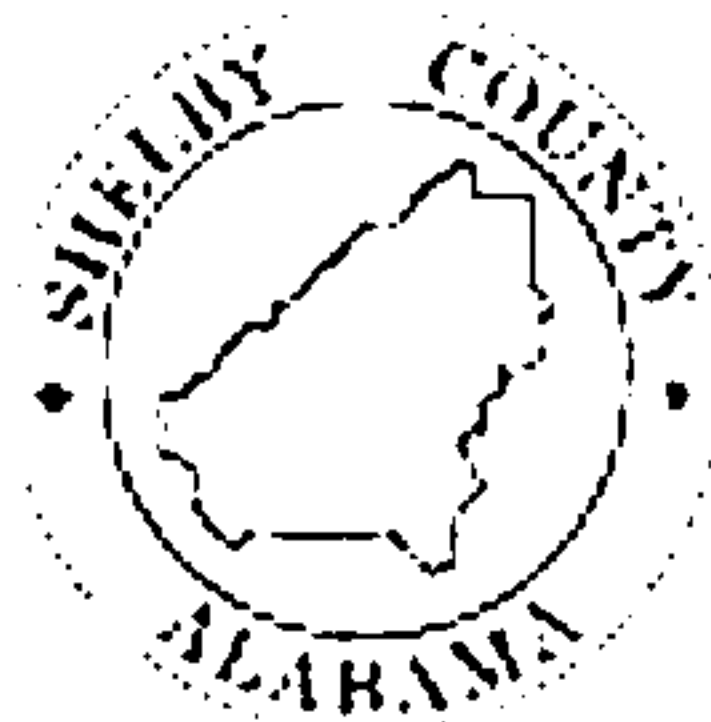
Amy Lannom  
Notary Public



(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. ATB1301



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/01/2019 11:38:53 AM  
\$63.50 CHERRY  
20191001000358690

Allen S. Bayal