

Send tax notice to: Ryne Walker, 8029 Mitchell Lane, Birmingham, Al. 35216

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., St.160,
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 **Three hundred fifty thousand and no/100 (\$350,000.00) 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

Samuel Louis Strachan, Jr. And his wife Ashton Tureaud Strachan, whose mailing address is:

618 Summit Place Birmingham Al 35216

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

Ryne Walker and Lindsey Walker

whose mailing address is:

8029 Mitchell Lane, Birmingham, Al. 35216

(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: 8029 Mitchell Lane, Birmingham, Al. 35216 to-wit:

Lot 234, according to the Survey of Bent River Commons, 3rd Sector, as recorded in Map Book 25, page 147 in the Probate Office of Shelby County, Alabama.

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


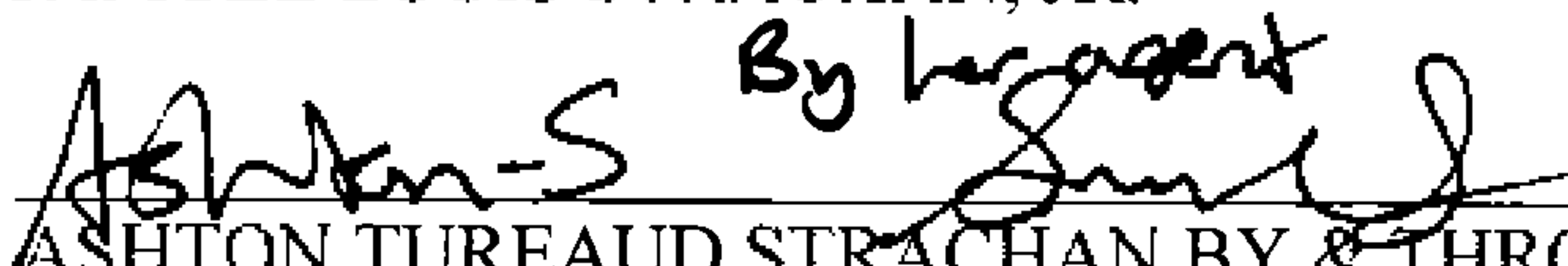
\$280,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor Ashton Tureaud Strachan is one and the same person as Ashton Tureaud.

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 2 day of December 2019.

 (Seal)
SAMUEL LOUIS STRACHAN, JR.
By her agent
 (Seal)
ASHTON TUREAUD STRACHAN BY & THROUGH HER
AGENT SAMUEL LOUIS STRACHAN, JR.

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Samuel Louis Strachan, Jr., a married man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand this the 2 day of December, 2019.



NOTARY PUBLIC

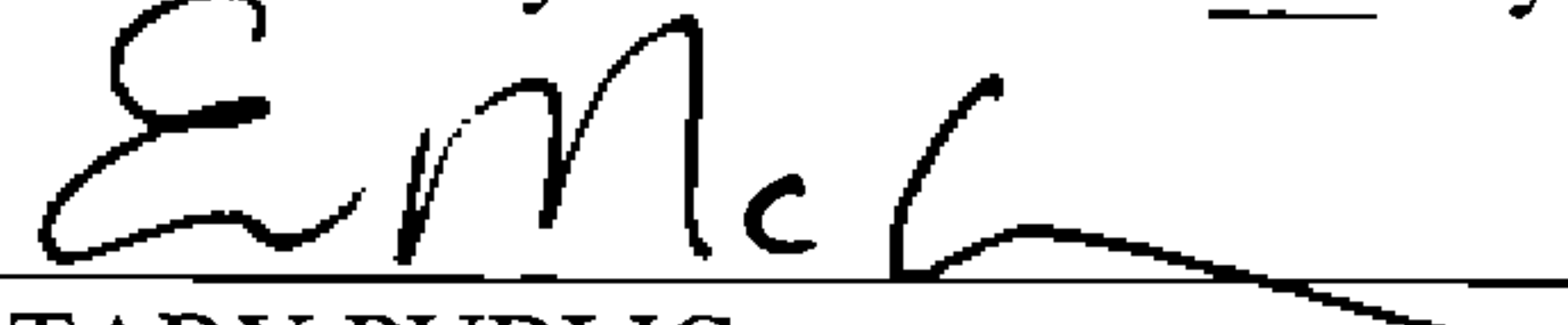
My commission expires:

Erin Potter McConatha
NOTARY PUBLIC
Alabama State at Large
My Commission Expires 01/25/2020

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Samuel Louis Strachan, Jr. under Specific Durable Power of Attorney for Ashton Tureaud Strachan, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance he in his capacity as such Agent under Specific Durable Power of Attorney for Ashton Tureaud Strachan has executed the same voluntarily on the day the same bears date.

Given under my hand this the 2 day of December, 2019.



NOTARY PUBLIC

My commission expires:

Erin Potter McConatha
NOTARY PUBLIC
Alabama State at Large
My Commission Expires 01/25/2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/04/2019 01:55:04 PM
\$95.00 CHERRY
20191204000448650

Allen S. Bayl