

20191223000475620

12/23/2019 02:50:05 PM

DEEDS 1/9

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Rodney Lee Brown
Courtney Elise Brown
5070 Stratford Rd.
Birmingham, AL 35242

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 Fifteen Thousand Dollars and No Cents (\$315,000.00)** 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 whereof is acknowledged, I or we

Dana Bullock, a married woman, Nealey Tubbs, a married woman, and Chase Bullock, an unmarried man, whose mailing address is:

5070 Stratford Road, Birmingham, AL 35242

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

Rodney Lee Brown and Courtney Elise Brown, whose mailing address is:

154 Shelby Forest Trl, Chelsea, AL 35043

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 5070 Stratford Rd., Birmingham, AL 35242 to-wit:

Lot 1, according to the Survey of Meadow Brook, 15th Sector, as recorded in Map Book 9 page 83, in the Probate Office of Shelby County, Alabama.

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

\$320,985.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

The property herein conveyed does not constitute the homestead of any married Grantor, nor that of their respective spouse, neither is it contiguous thereto.

SEE EXHIBITS "A" AND "B" ATTACHED HERETO FOR HEIRSHIP AFFIDAVIT AND DISINTERESTED PARTY AFFIDAVITS.

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 I (we) have hereunto set my (our) hand(s) and seal(s), this 20th day of December, 2019.



Dana Bullock

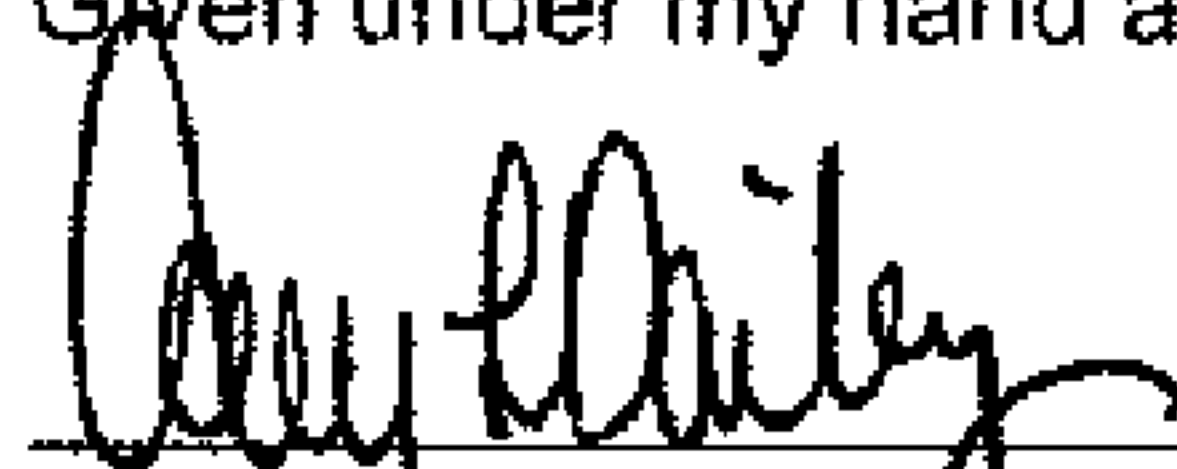
20191223000475620 12/23/2019 02:50:05 PM DEEDS 2/9

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dana Bullock, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of December, 2019.

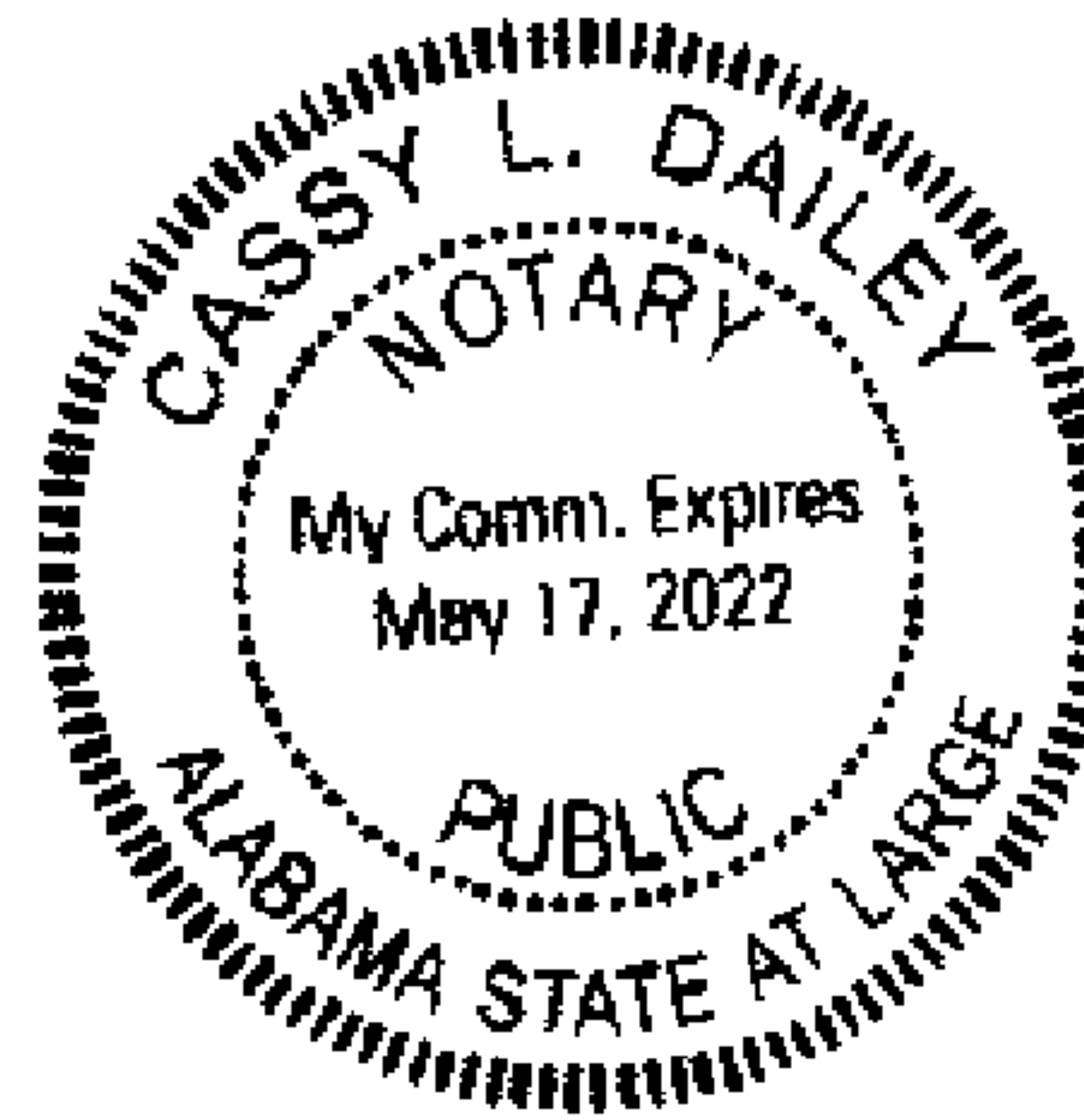


Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: 5-17-22



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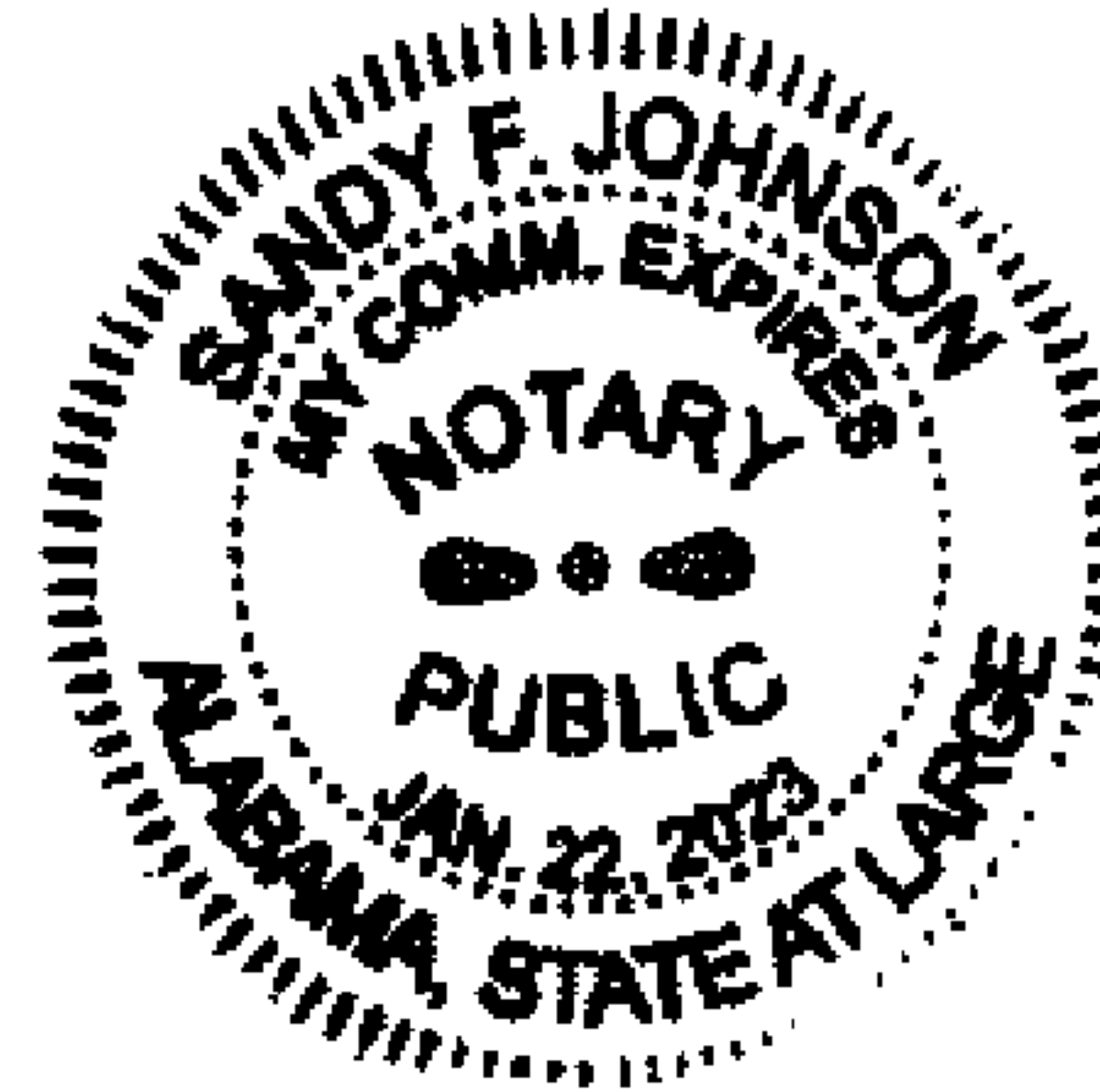
Nealey Tubbs
Nealey Tubbs

20191223000475620 12/23/2019 02:50:05 PM DEEDS 3/9

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nealey Tubbs, 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 executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 16th day of December, 2019.

Sandy F. Johnson
Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: 1/22/23



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Chase Bullock

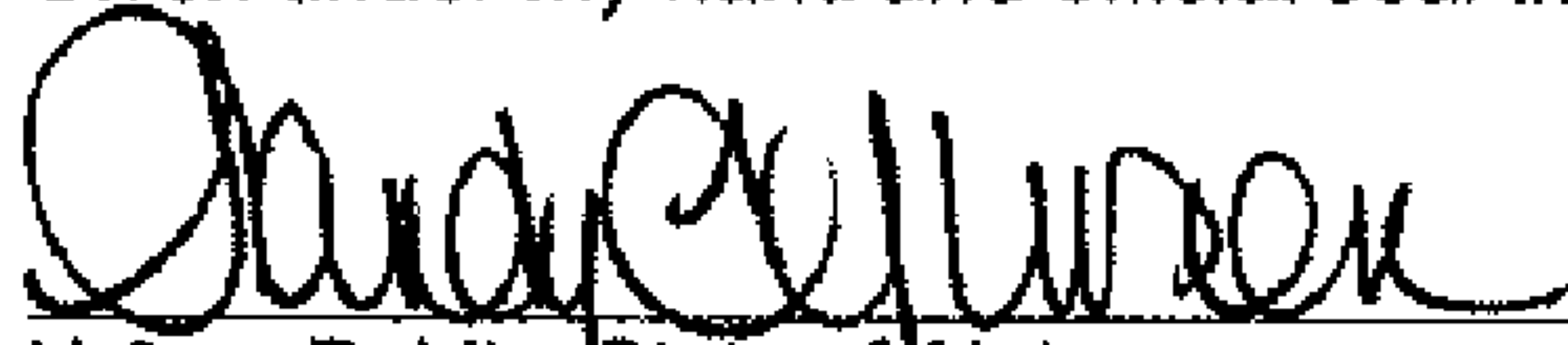
20191223000475620 12/23/2019 02:50:05 PM DEEDS 4/9

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chase Bullock, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of December, 2019.

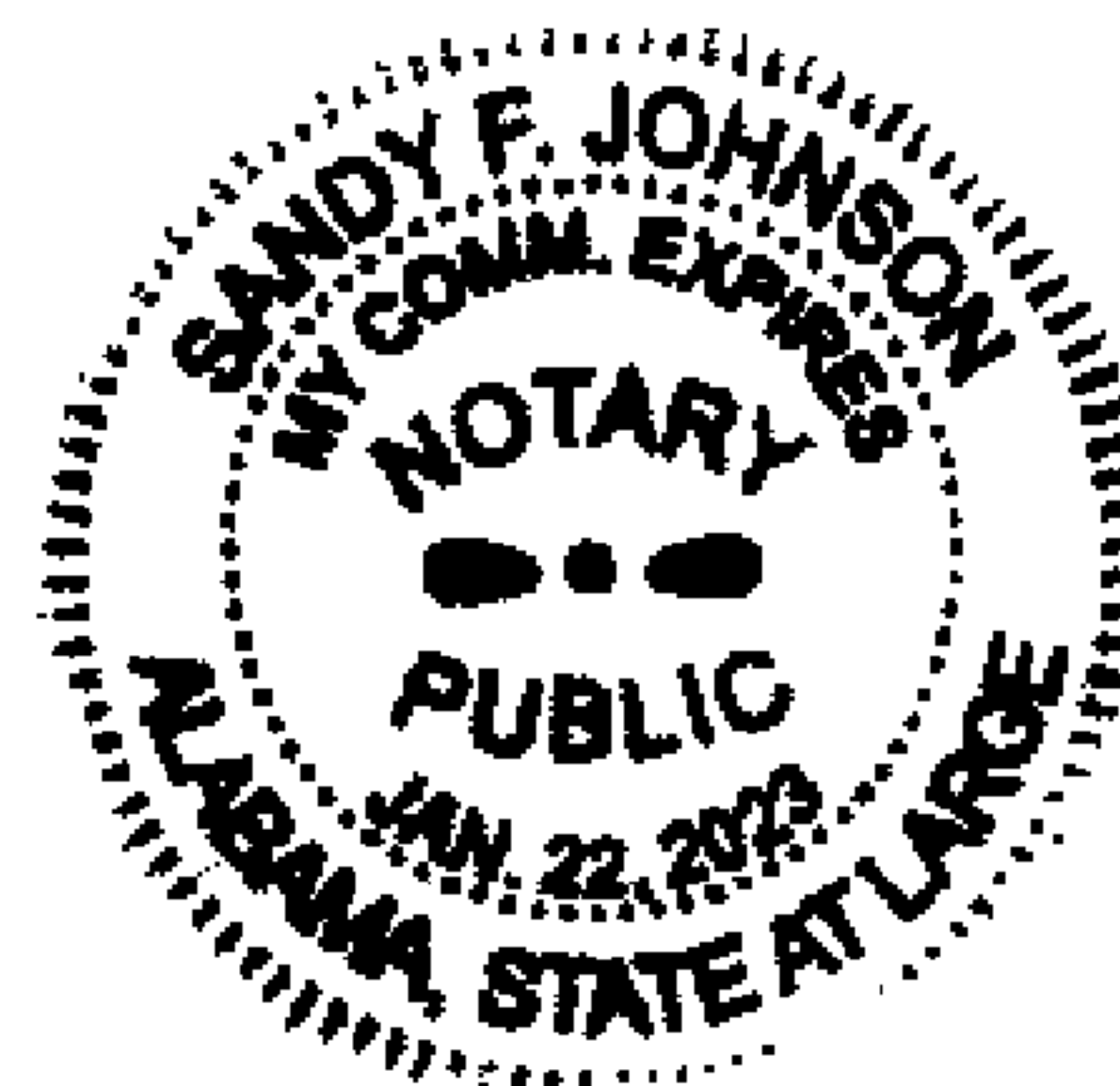


Notary Public, State of Alabama

Sandy F. Johnson

Printed Name of Notary

My Commission Expires: 1/22/23



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STATE OF ALABAMA)
COUNTY OF SHELBY)

HEIRSHIP AFFIDAVIT
(Exhibit "A")

COME NOW Dana Bullock, Nealey Tubbs and Chase Bullock, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. All Affiants herein have personal knowledge of the facts stated within this Affidavit, are over the age of nineteen (19) years, and competent to execute this Affidavit.

2. On or about October 26, 2018, Eddie Bullock died intestate while residing in Shelby County, Alabama.

3. The Decedent died while seized of certain real property situated in Shelby County, Alabama, hereinafter described, as follows:

Lot 1, according to the Survey of Meadow Brook, 15th Sector, as recorded in Map Book 9, Page 83, in the Probate Office of Shelby County, Alabama.

4. The Decedent was survived by his next-of-kin and heirs at law, all of whom are over the age of nineteen (19) years and of sound mind, whose names, addresses and relationships to the Decedent are hereinafter designated, as follows:

Dana Bullock, surviving spouse

2911 Acton Rd
Vestavia, AL 35243

Nealey Tubbs, surviving daughter

2619 Trillium Cir
Helena, AL 35080-35022
2004

Chase Bullock, surviving son

820 Eagle Ridge Dr
Birmingham, AL 35242

5. There were no next-of-kin to survive the Decedent herein, other than those specifically enumerated hereinabove, and Decedent had no children, other than those hereinabove named, either natural or adopted

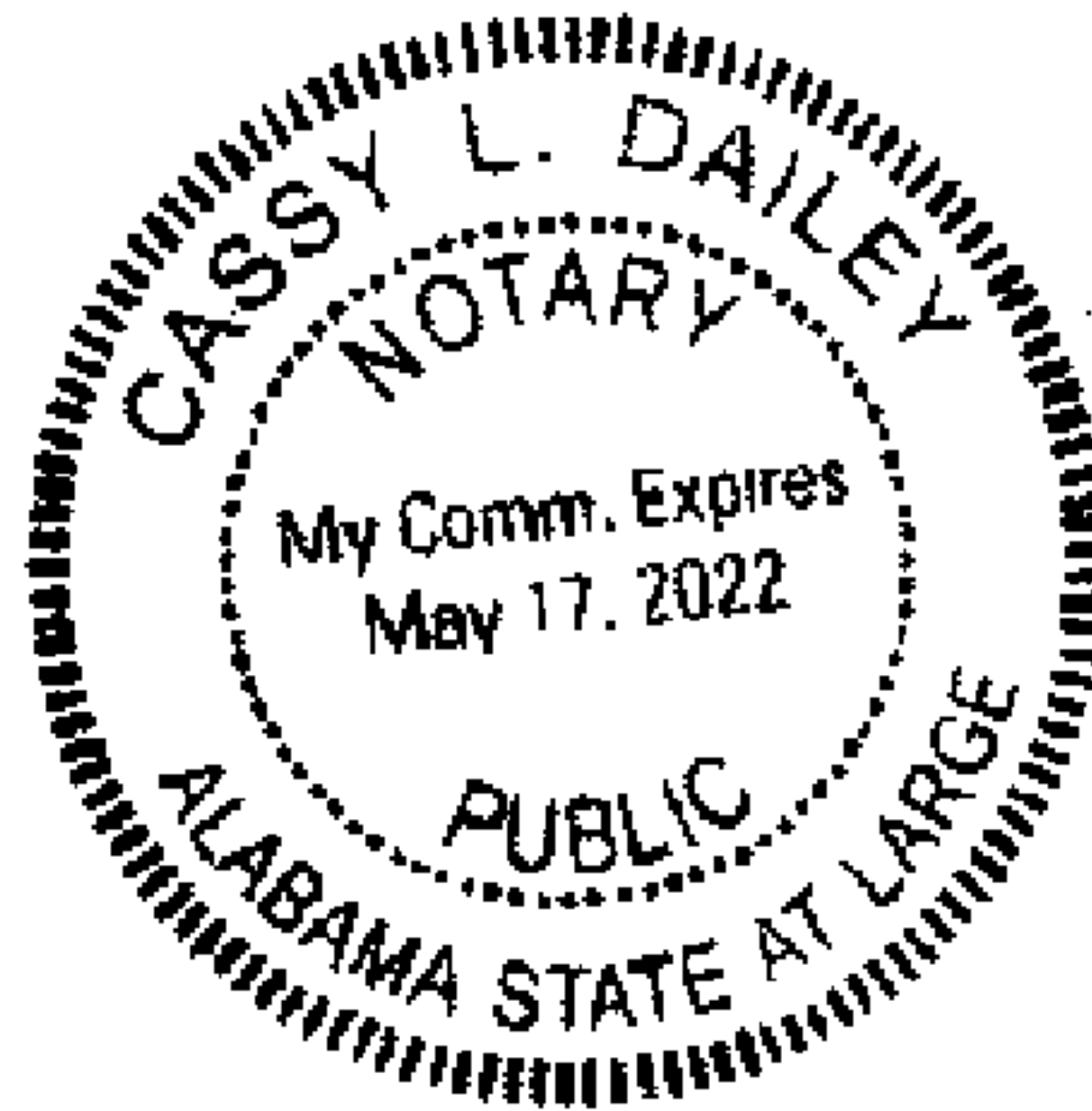
6. All debts and charges against the estate of the Decedent have heretofore been fully satisfied.


Furthermore, the Affiants saith naught.


DANA BULLOCK

STATE OF Alabama)
COUNTY OF Shelby)

Sworn to and subscribed before me this 20th day of December,
2019.

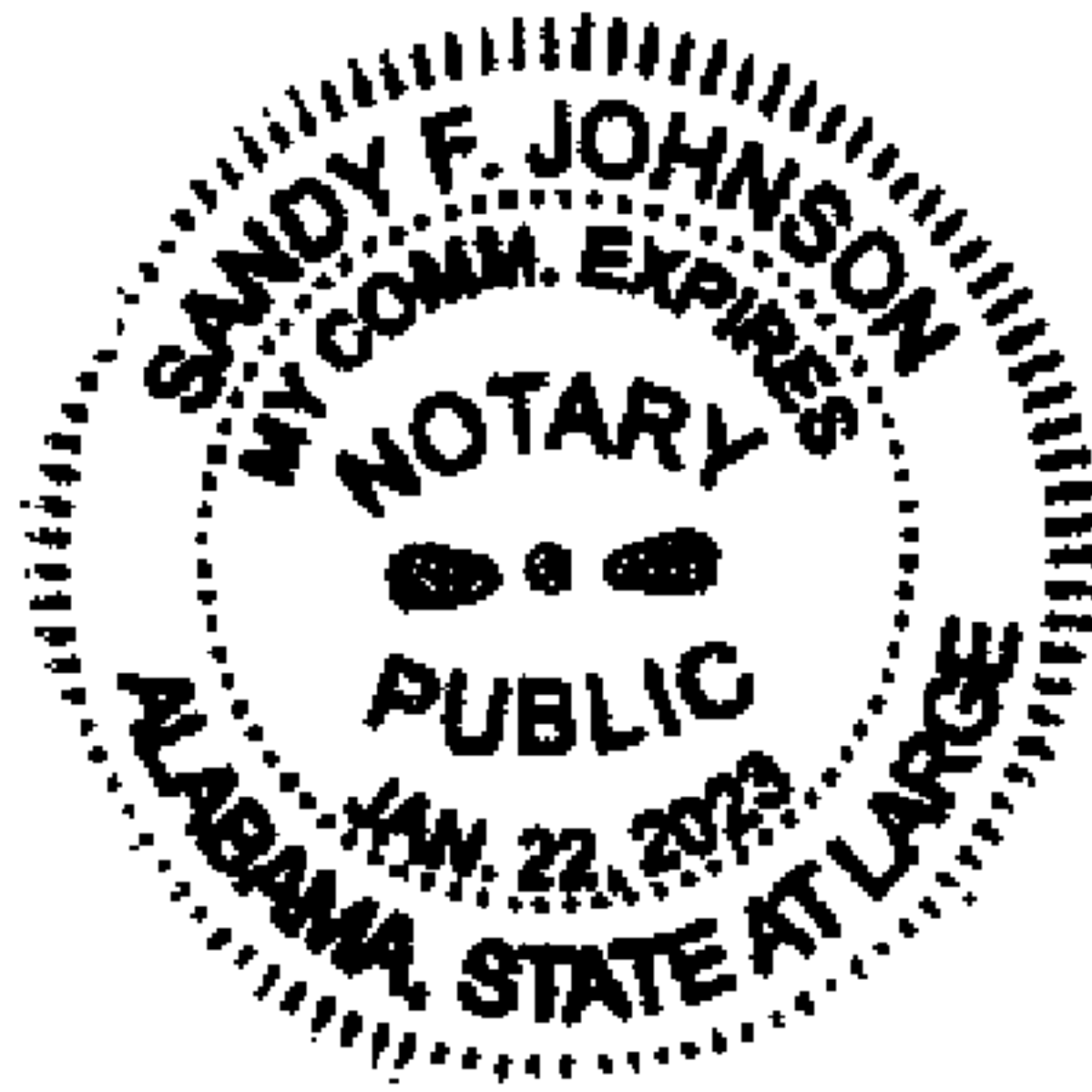



Notary Public
My commission expires: 5-17-22

Nealey Tubbs
NEALEY TUBBS

STATE OF Alabama)
COUNTY OF Shelby)

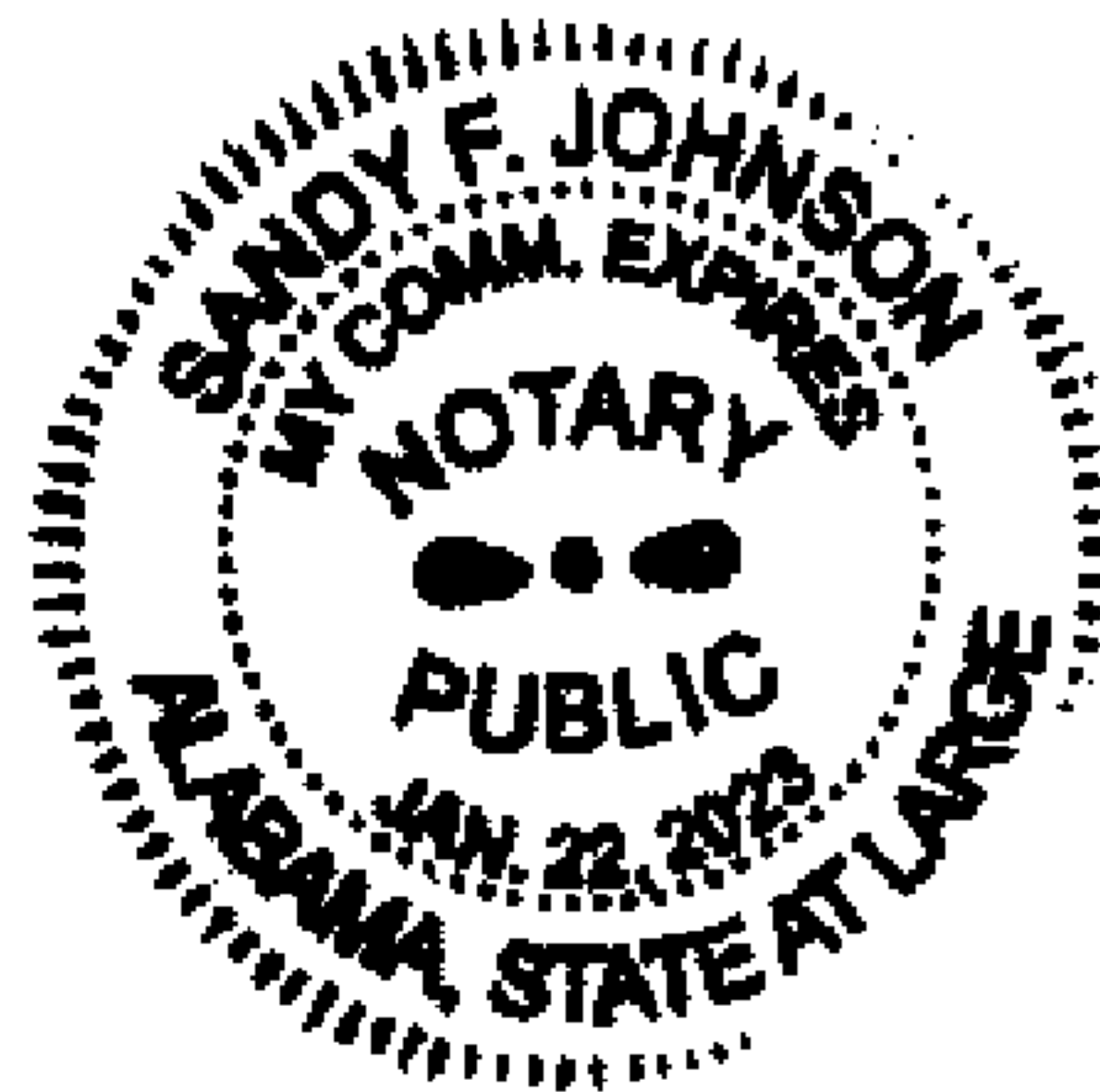
Sworn to and subscribed before me this 16th day of December,
2019.



Sandy Johnson
Notary Public
My commission expires: 1/22/23
Chase Bullock
CHASE BULLOCK

STATE OF ALABAMA)
COUNTY OF Shelby)

Sworn to and subscribed before me this 16th day of December,
2019.



Sandy Johnson
Notary Public
My Commission Expires: 1/22/23

STATE OF ALABAMA)
COUNTY OF SHELBY)

DISINTERESTED PARTY AFFIDAVIT

COME NOW, Tamara Bullock and Chase Tubbs, as
“Affiants” herein, and after first having been duly sworn, said Affiants do hereby depose and say
as follows:

1. Affiant, Tamara Bullock, hereby acknowledges and confirms that he/she has personal knowledge of the facts stated herein, is over the age of 57 years, competent to execute this Affidavit, and his/her current address is 820 Eagle Ridge Dr, Birmingham, AL 35242. Said Affiant further states that he/she has no pecuniary or other interest in the estate of Eddie Bullock.
2. Affiant, Chase Tubbs, hereby acknowledges and confirms that he/she has personal knowledge of the facts stated herein, is over the age of 44 years, competent to execute this Affidavit, and his/her current address is 2619 Trillium Cir, Helena, AL 35080 ~~35022~~ ⁰⁰⁰¹. Said Affiant further states that he/she has no pecuniary or other interest in the estate of Eddie Bullock.
3. Said Affiants hereby state that they are personally familiar with the family history of Eddie Bullock, and hereby acknowledge and confirm that Eddie Bullock died on October 26, 2018. Eddie Bullock (the “Decedent” herein) died seized of certain real estate situated in Shelby County, Alabama, as reflected by Quit Claim Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument #20150123000025310.
4. Said decedent was married at the time of his decease to Dana Bullock. Said decedent was survived by two children, Nealey Tubbs and Chase Bullock. Said spouse and children were also the only next-of-kin and heirs-at-law of Eddie Bullock. All of said heirs of Eddie Bullock are well over the age of nineteen (19) years, and are, to the knowledge of the Affiants, of sound mind.

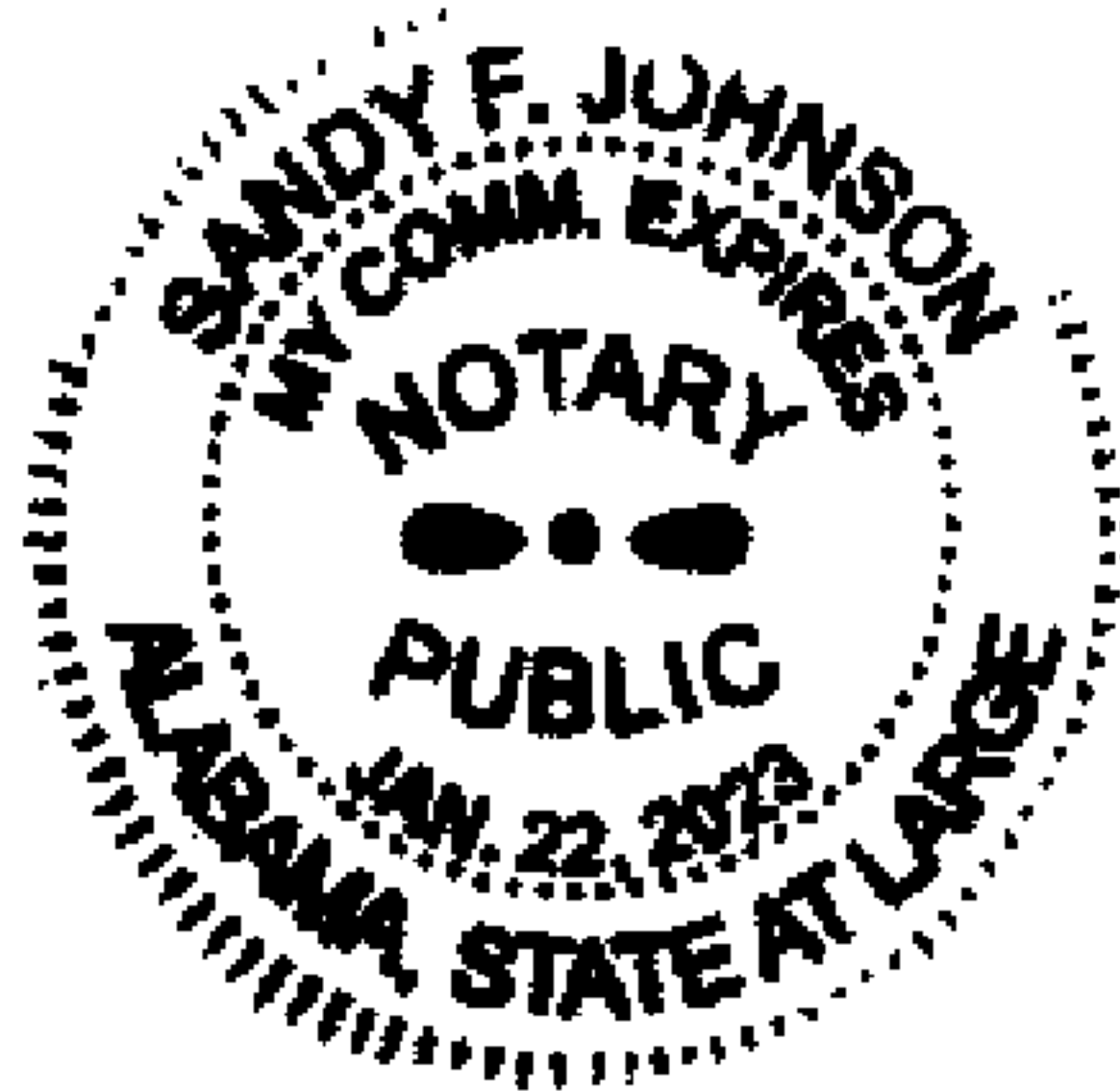
5. Affiants are not aware of any persons or entities who have claim to the real property of which Eddie Bullock died seized, other than his spouse and children hereinabove named.

FURTHERMORE, the Affiants saith naught.

Tamara Bullock, Affiant

STATE OF ALABAMA)
COUNTY OF Shelby)

Sworn to and subscribed before me this 16th day of December, 2019.

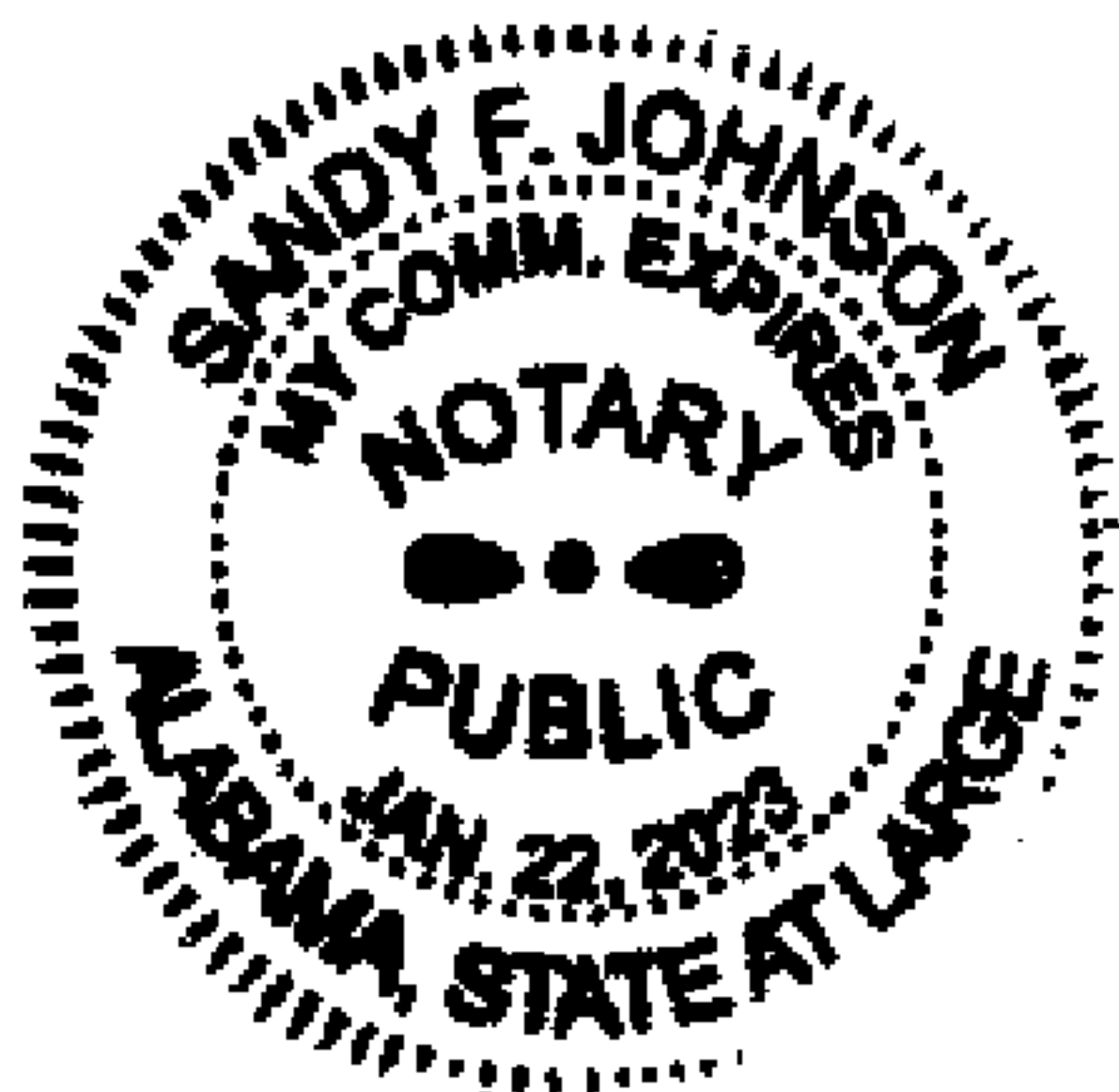


Sandy F. Johnson
Notary Public
My Commission Expires: 1/22/23

Chase Tubbs, Affiant

STATE OF ALABAMA)
COUNTY OF Shelby)

Sworn to and subscribed before me this 16th day of December, 2019.



Sandy F. Johnson
Notary Public
My Commission Expires: 1/22/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/23/2019 02:50:05 PM
\$47.00 CHERRY
20191223000475620

Alvin S. Bayl