

(Description supplied by parties. No Verification of title or compliance with governmental requirements have been made by preparer of deed.)

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Jeff Blackerby & Chavis Bauer
320 Hwy 302
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Thousand and No/00 Dollars (\$1,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Chrisanna Thornburg, a single woman (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Jeff Blackerby and Chavis Bauer (herein referred to as grantee, whether one or more)**, for and during their joint lives 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**, described as follows:

Lots 4, 5 & 6, Block 70, Saffords Map of the town of Shelby, as recorded in Map Book 3, Page 38, Probate Office of Shelby County, Alabama.

Subject to 2020 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

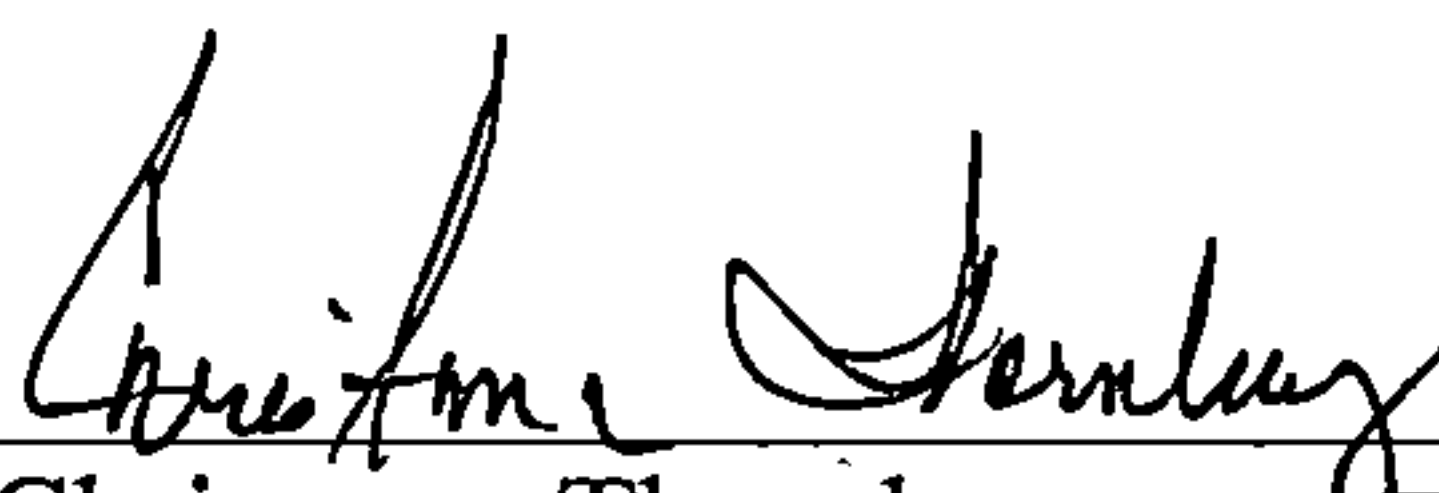
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTOR.

Chrisanna Thornburg is one and the same person as Mari Rose C. Thornburg.


TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of December, 2019.

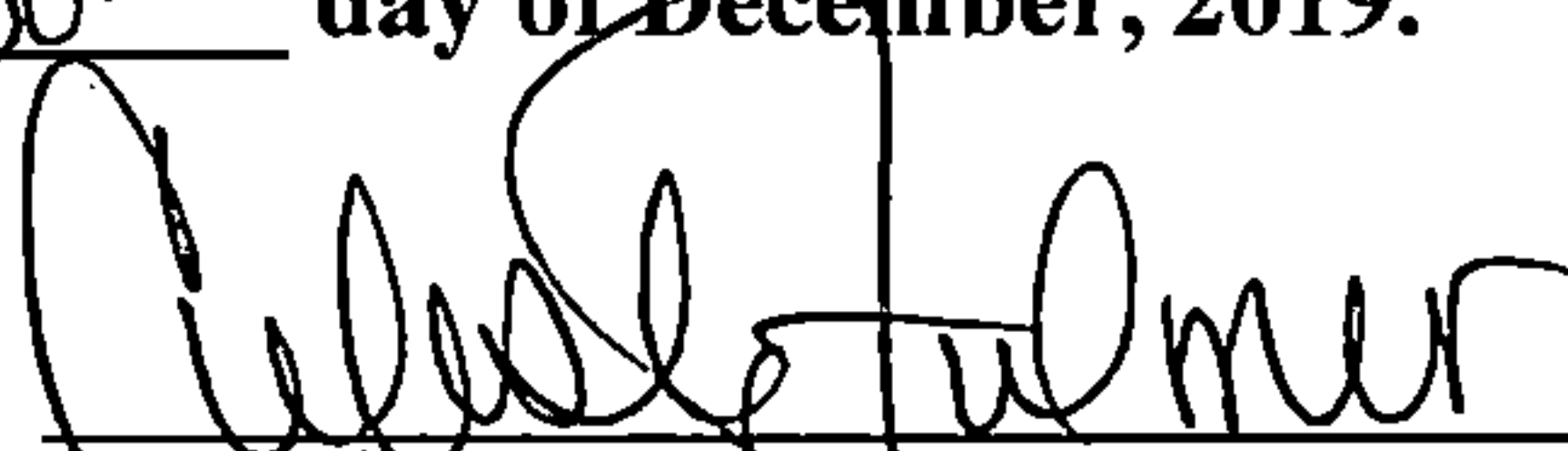

Chrisanna Thornburg

STATE OF ALABAMA
COUNTY OF SHELBY


20191230000482810 1/1 \$23.00
Shelby Cnty Judge of Probate, AL
12/30/2019 04:09:56 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Chrisanna Thornburg is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 2019.


Notary Public
My Commission Expires: 10-11-20

Shelby County, AL 12/30/2019
State of Alabama
Deed Tax: \$1.00