

Send Tax Notice to:

Christa Gregson  
Noah Gregson  
673 Treymoor Lake Circle  
Alabaster, AL 35007

20200108000010640  
01/08/2020 08:20:45 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 Fifty-Six Thousand and 00/100 Dollars (\$156,000.00)**, 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 grantees herein, the receipt where is acknowledged. I or we, **Erica Michelle Lachut n.k.a. Erica L. Hensley and Devri Hensley, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 1938 Chandaway Drive, Pelham, AL 35124 grant, bargain, sell and convey unto **Christa Gregson and Noah Gregson** (herein referred to as grantees) whose mailing address is 673 Treymoor Lake Circle, Alabaster, AL, 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** County, Alabama, having an address **673 Treymoor Lake Circle, Alabaster, AL 35007** to wit:

Lot 564, according to the Survey of Weatherly, Aberdeen, Sector 18, as recorded in Map Book 21, Page 148, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

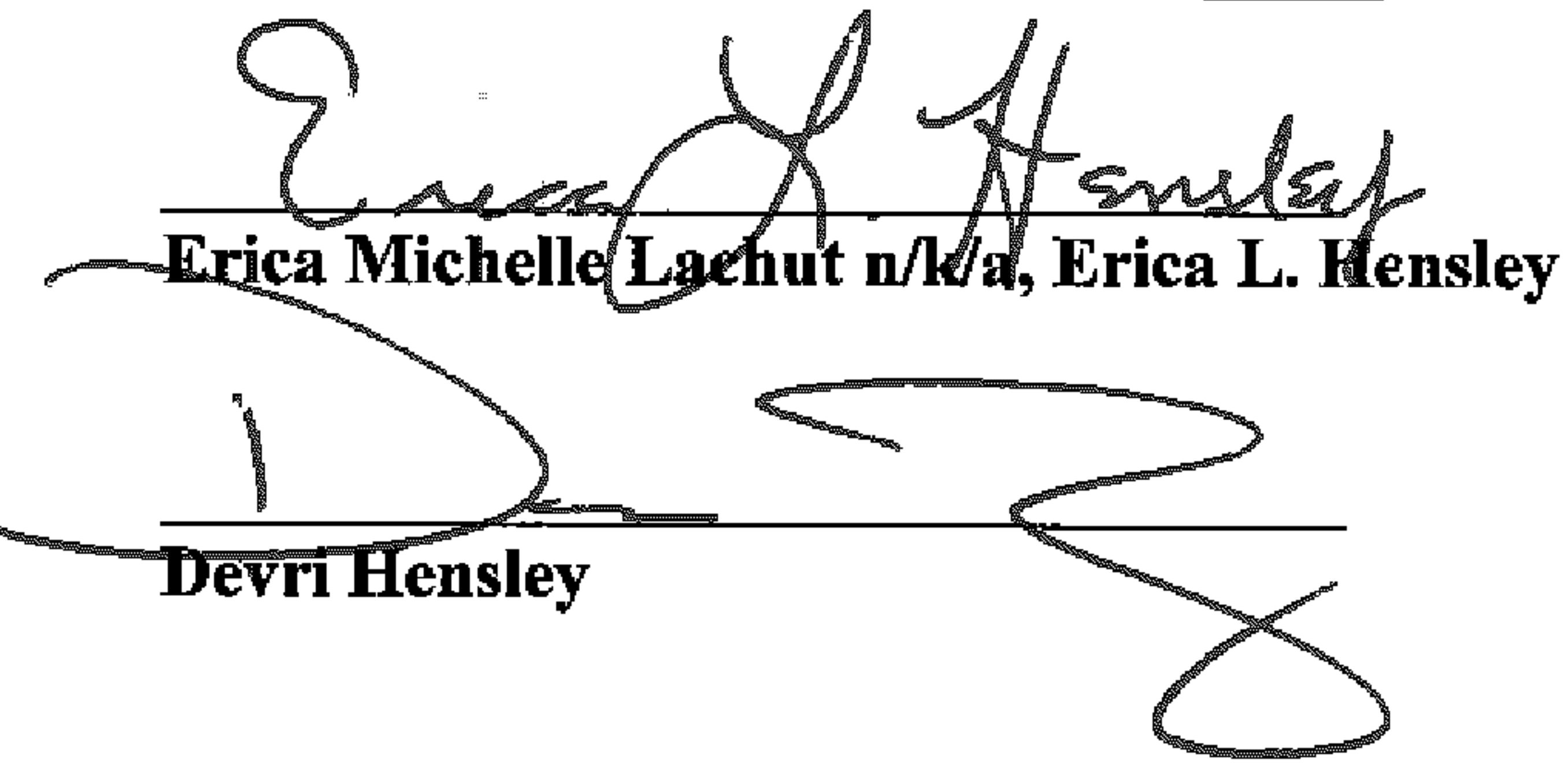
Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$151,320.00 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 7 day of JANUARY, 2020

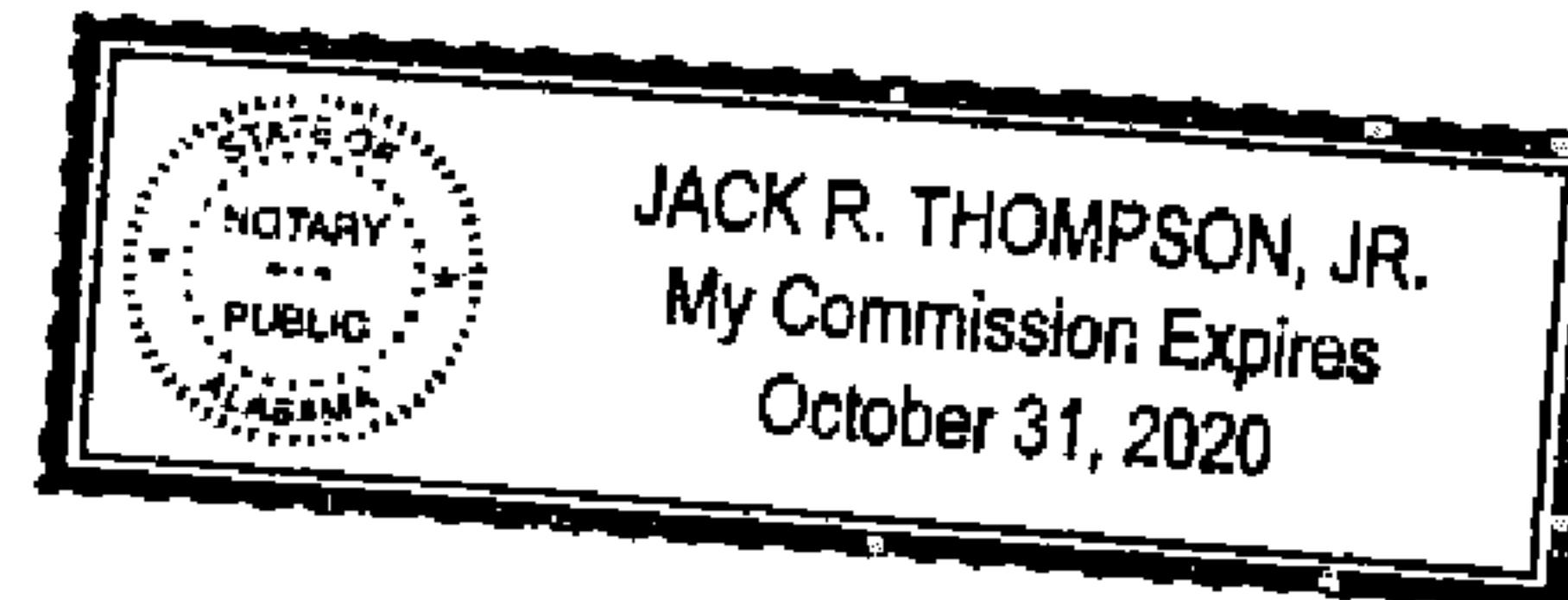
  
 Erica Michelle Lachut n/k/a, Erica L. Hensley  
 Devri Hensley

STATE OF ALABAMA,

JEFFERSON COUNTY ss:

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **ERICA MICHELLE LACHUT N/K/A/ ERICA L. HENSLEY AND DEVRI HENSLEY** 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.

True WITNESS my hand and official seal in the county and state aforesaid this the 7<sup>th</sup> day of January, 2020

My Commission Expires: 10/31/2020True  
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  
 ATB1380



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/08/2020 08:20:45 AM  
 \$30.00 CHERRY  
 20200108000010640

Allie S. Bayl