

Send Tax Notice to:

124 Waterstone Way
Montevallo, AL 35115

[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 Sixty-eight Thousand and 00/100 Dollars (\$168,000.00)**, 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 where is acknowledged. I or we, **Andrew Montgomery by Jamie Day Montgomery his Attorney-in-Fact and Jamie Day Montgomery, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 26908 Spyglass Drive, Orange Beach AL 36561 grant, bargain, sell and convey unto **Benjamin T. Birkenfeld and Mariah N. Mumford** (herein referred to as grantees) whose mailing address is **124 Waterstone Way, Montevallo, AL 35115**, 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 **124 Waterstone Way, Montevallo, AL 35115** to wit:

Lot 58, according to the Survey of Waterstone, Phase I, as recorded in Map Book 42, Page 24, 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.

\$164,957.00 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.

Deed Effective 02/27/2020

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of February, 2020

Andrew Montgomery by Jamie Day Montgomery AS Attorney-in-Fact Jamie Day Montgomery
As Attorney-in-Fact

STATE OF ALABAMA,

Baldwin COUNTY ss:

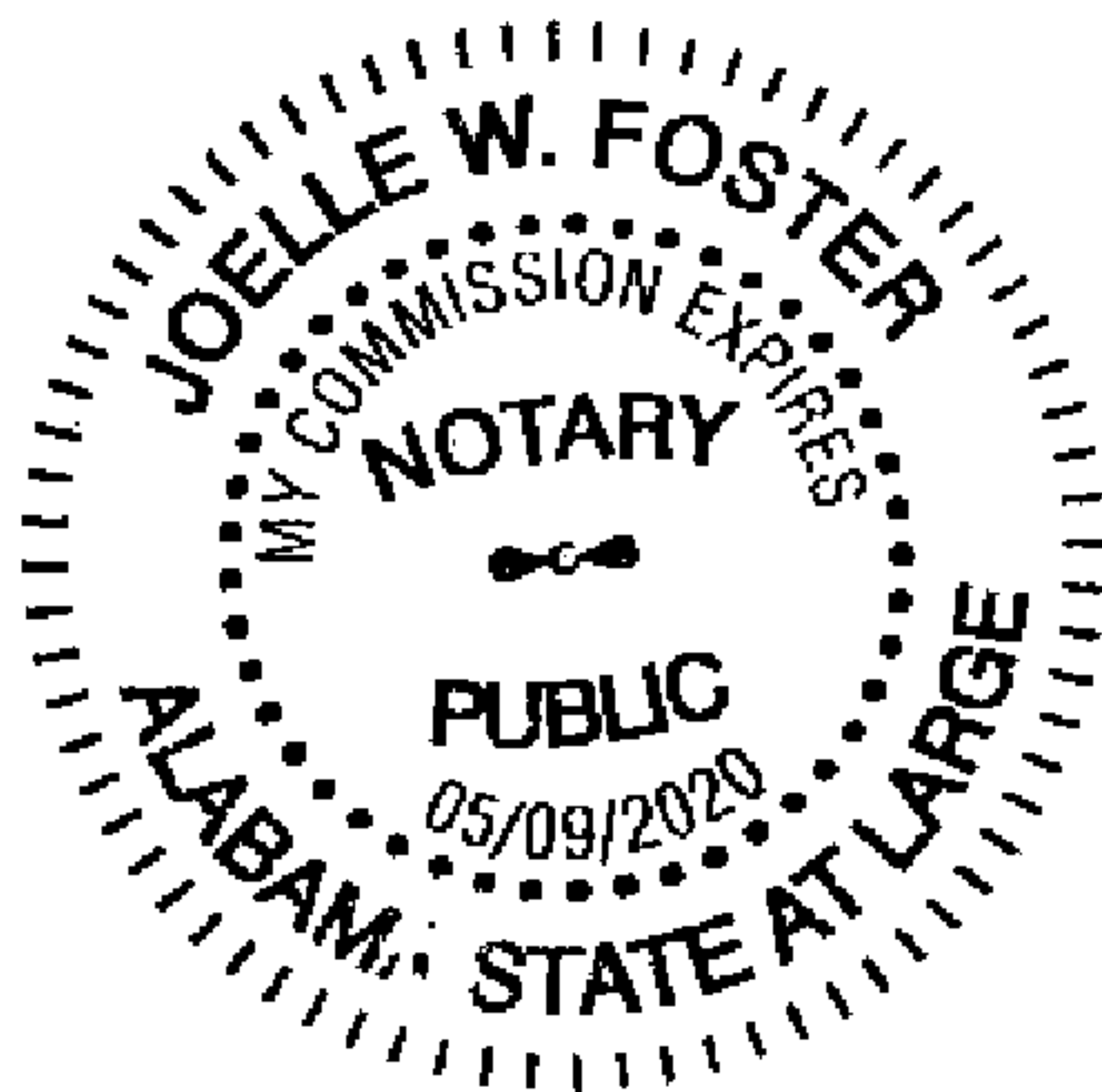
I, Joelle W. Foster, a Notary Public in and for said county in said state, hereby certify that Andrew Montgomery by Jamie Day Montgomery as Attorney-in-Fact and Jamie Day Montgomery whose name(s) as Attorney-in-Fact and Individually is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they individually and as Attorney-in-Fact executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 21st day of February, 2020

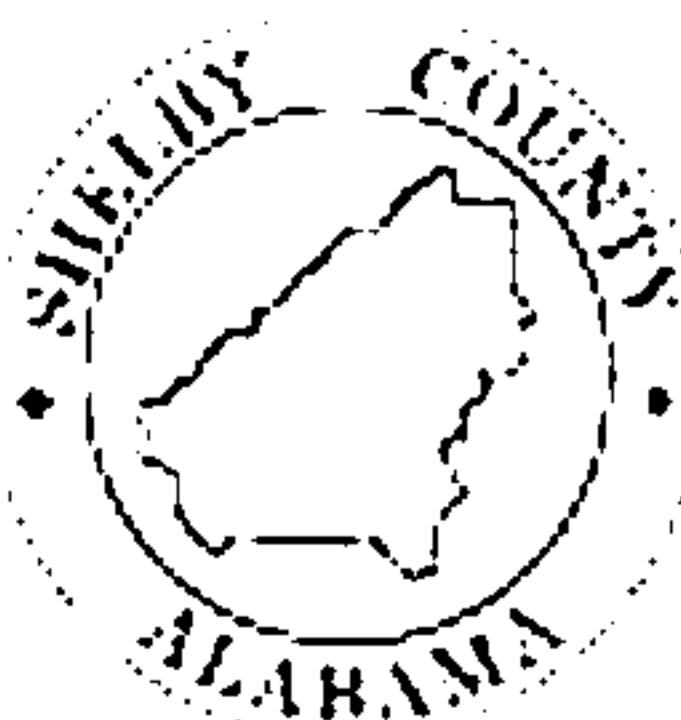
My Commission Expires:

Joelle W. Foster
Notary Public

(SEAL)



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
ATB1448



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2020 09:02:38 AM
\$28.50 CHARITY
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Allen S. Bayl