

WARRANTY DEED

20200306000088880
03/06/2020 08:42:32 AM
DEEDS 1/1

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Weston B May
Stephanie S May
2005 Lakemoor Dr
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Six Hundred Twenty-Five Thousand and 00/100 Dollars (\$625,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

Steve Susce, a married person
(herein referred to as Grantor) do grant, bargain, sell and convey unto
Weston B May and Stephanie S May
(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 29, according to the Survey of Riverchase Country Club, Third Addition, as recorded in Map Book 7, Page 53, in the Probate Office of Shelby County, Alabama.

Said property is not the homestead of the Grantor, nor the Grantor's spouse

\$500,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

\$50,000.00 of the consideration recited above was paid from a purchase money second mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 the 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal, this March 5, 2020.

Steve Susce

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Steve Susce, married, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Steve Susce executed the same voluntarily on the day the same bears date.

Given under my hand and seal this March 5, 2020.

Notary Public

My Commission Expires: 07/26/2020

Grantor's Address: 324 Chase Plantation Circle 35244
Property Address: 2005 Lakemoor Dr, Hoover, AL 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/06/2020 08:42:32 AM
\$97.00 CHERRY
20200306000088880

Ann S. Byrd

