

Send Tax Notice to:

20200504000174090
05/04/2020 02:29:50 PM
DEEDS 1/2

238 Linwood Rd.
Shelby H, AL 35147

[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-Nine Thousand and 00/100 Dollars (\$159,000.00)**, 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, **Martha B. Bass Wildmon f/k/a as Martha B. Bass, a married person** (herein referred to as grantor, whether one or more) whose mailing address is 4018 Vestal Dr, Birmingham, AL 35242 grant, bargain, sell and convey unto **Cameron Hunsaker and Julie Hunsaker** (herein referred to as grantees) whose mailing address is 238 Linwood Rd, Shelby H, AL 35147, 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 **4212 Lakeview Circle, Birmingham, AL 35242** to wit:

Lot 5, according to the Survey of Fowler's Lake Estates, as recorded in Map Book 3, Page 148, in the Probate Office of Shelby County, Alabama.

The Grantors further convey unto the Grantee an undivided 1/31 interest for each lot respectively in and to Fowler Lakes and Dams, together with riparian rights thereto.

This does not constitute the homestead property of the grantor or her spouse

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.

\$ 119,250.00 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 1 day of May, 2020

Martha B. Bass Wildmon
Martha B. Bass Wildmon f/k/a Martha B. Bass

STATE OF Alabama Tetters COUNTY ss:

I, Jack R. Thompson, a Notary Public in and for said county in said state, hereby certify that **Martha B. Bass Wildmon f/k/a Martha B. Bass** 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.

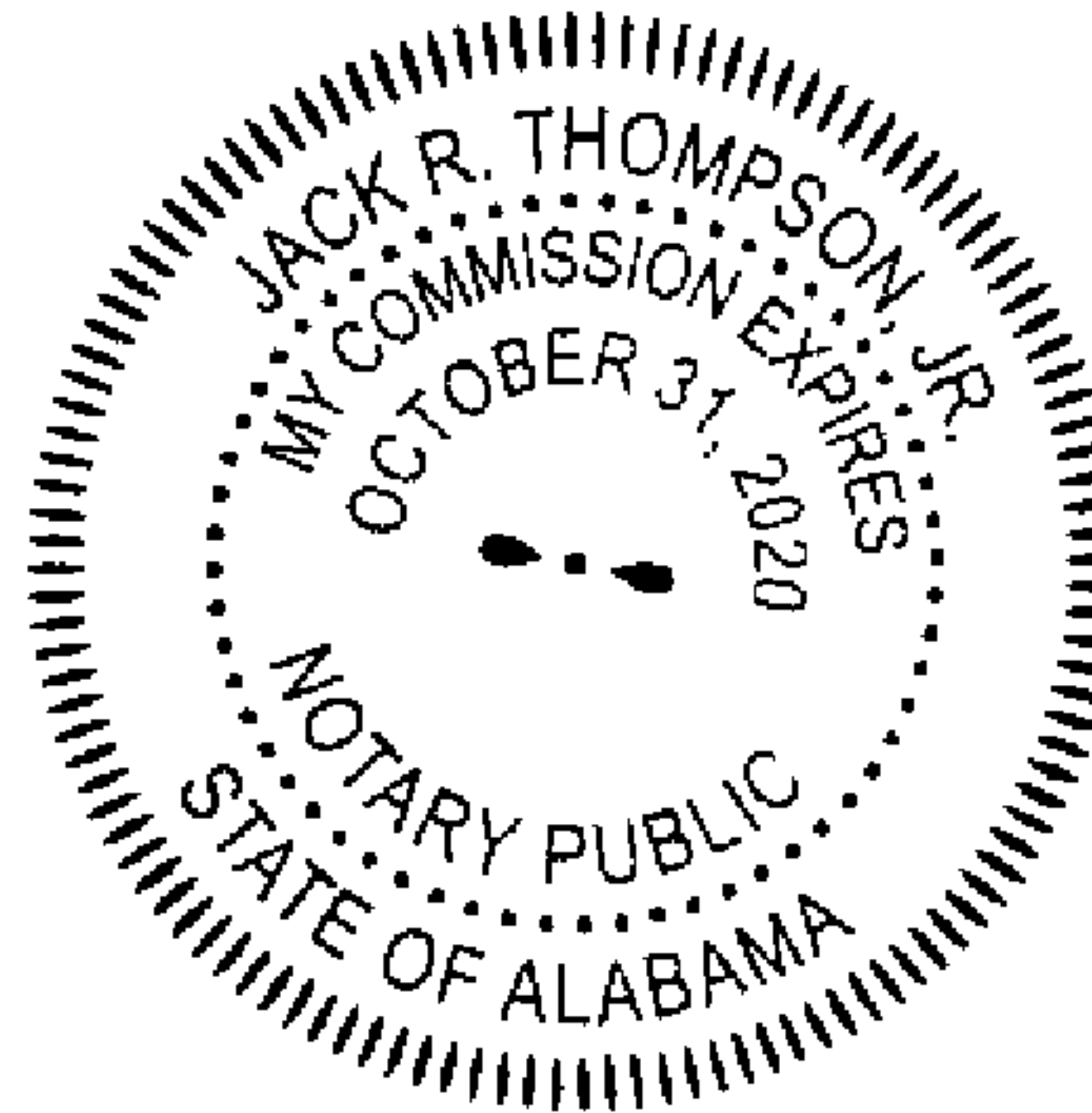
WITNESS my hand and official seal in the county and state aforesaid this the 1st day of May, 2020

My Commission Expires: 10/31/2020

Jack R. Thompson
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
ATB1478



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/04/2020 02:29:50 PM
\$65.00 MISTI
20200504000174090

Allie S. Bayl