

Prepared by:  
Marcus Hunt  
2870 Old Rocky Ridge Rd., Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Charles Matthew Nichols  
Mica Nichols  
5040 Indian Valley Rd.  
Birmingham, AL 35244

## **WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy Five Thousand Dollars and No Cents (\$275,000.00)** 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 whereof is acknowledged, I or we

**Jacob Matthew Drescher and Abby Boone Drescher, husband and wife, whose mailing address is:**

2210 N Donahue Drive, Auburn, AL 36830

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Charles Matthew Nichols and Mica Nichols, whose mailing address is:**

5040 Indian Valley Rd., Birmingham, AL 35244

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 5040 Indian Valley Rd., Birmingham, AL 35244 to-wit:

Lot 21, in Block 2, according to the Survey of Indian Valley, First Sector, as recorded in Map Book 5, Page 43, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$266,609.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Abby Boone Drescher, grantor herein, and Abby Marie Boone, grantee of that certain deed recorded in Instrument #20180829000310500, are one and the same person.

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 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 (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 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 warrants 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 20 day of April, 2020.



Jacob Matthew Drescher



Abby Boone Drescher

State of Alabama  
County of LCE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jacob Matthew Drescher and Abby Boone Drescher, husband and wife, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21<sup>st</sup> day of April, 2020.

  
Notary Public, State of Alabama

DONNA KRESS  
Printed Name of Notary

My Commission Expires: March 29, 2021

DONNA KRESS  
Notary Public, Alabama State At Large  
My Commission Expires  
March 29, 2021



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/06/2020 02:17:48 PM  
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