

Send Tax Notice to:

Nicholas Jay Earley and Amanda Cotton Earley
4093 Old Cahaba Parkway
Helena, AL35080

20200506000178140
05/06/2020 02:40:04 PM
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 **Two Hundred Ninety Five Thousand and 00/100 Dollars (\$295,000.00)** 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, **Robert J. Strange and wife Tammy Jo Evans**, (herein referred to as grantor, whether one or more) whose mailing address is 701 Bentmoor Dr Helena AL 35080 grant, bargain, sell and convey unto **Nicholas Jay Earley and Amanda Cotton Earley** (herein referred to as grantees) whose mailing address **4093 Old Cahaba Parkway, Helena, AL 35080**, 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 **4093 Old Cahaba Parkway, Helena, AL 35080** to wit:

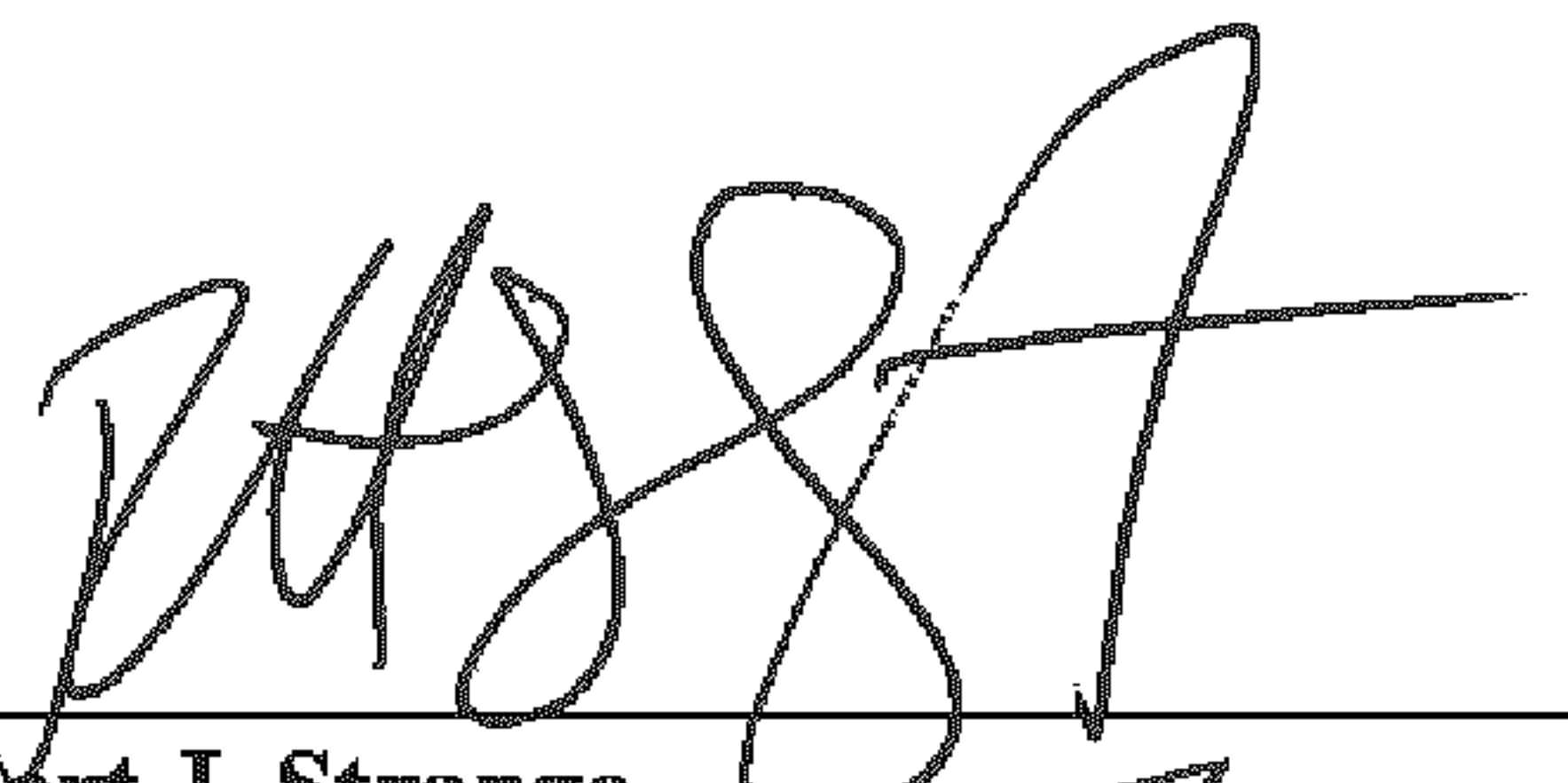
LOT 1932, OLD CAHABA PHASE V, 1ST ADDITION, A RESURVEY OF LOTS 1923, 1924 AND PUMP LOT, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 37, PAGE 52, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

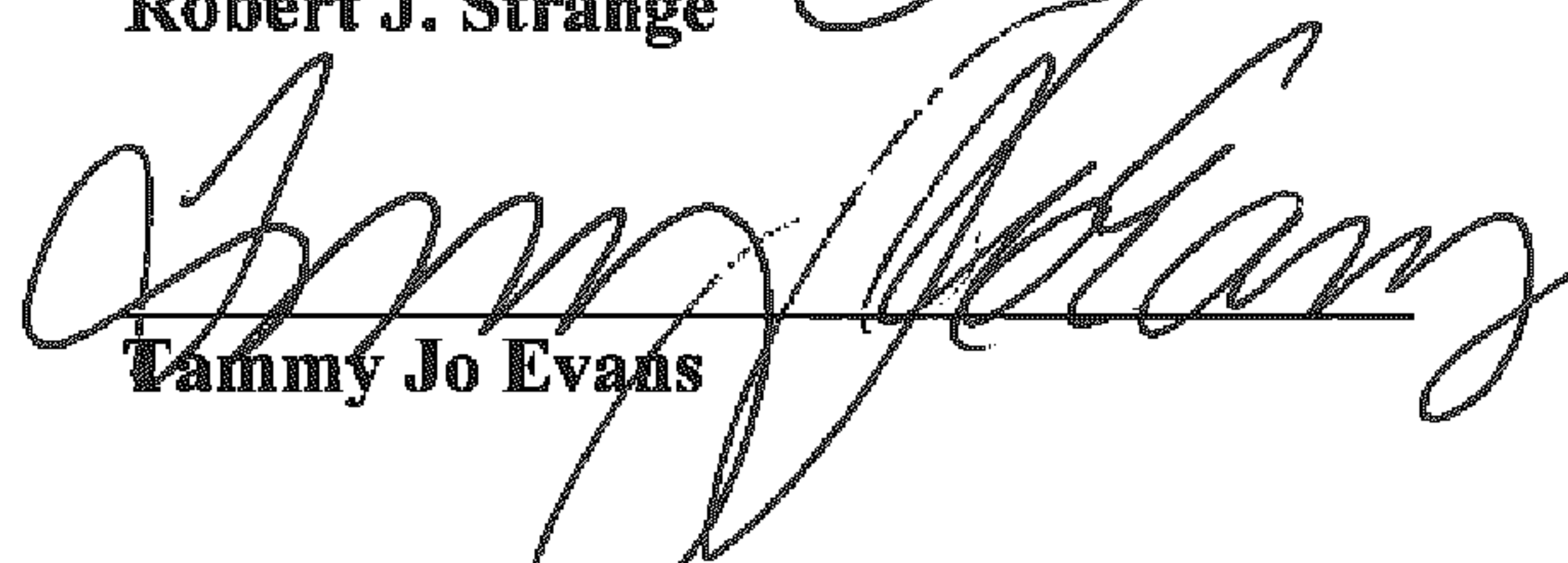
Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$217,000.00 OF THE CONSIDERATION RECITED ABOVE WAS PAID FROM A MORTGAGE LOAN CLOSED 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 5th day of May, 2020


Robert J. Strange


Tammy Jo Evans

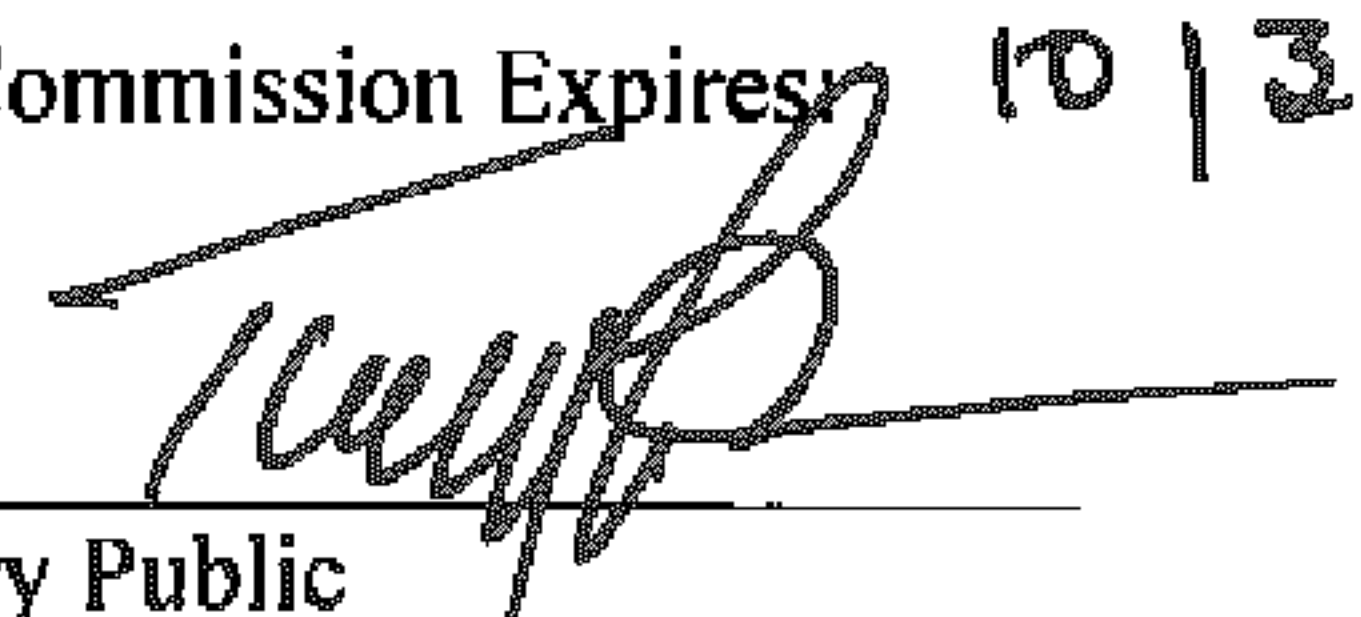
STATE OF ALABAMA

JEFFERSON COUNTY

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Robert J. Strange and Tammy Jo Evans** 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 for themselves.

WITNESS my hand and official seal in the county and state aforesaid this the 5th day of May, 2020

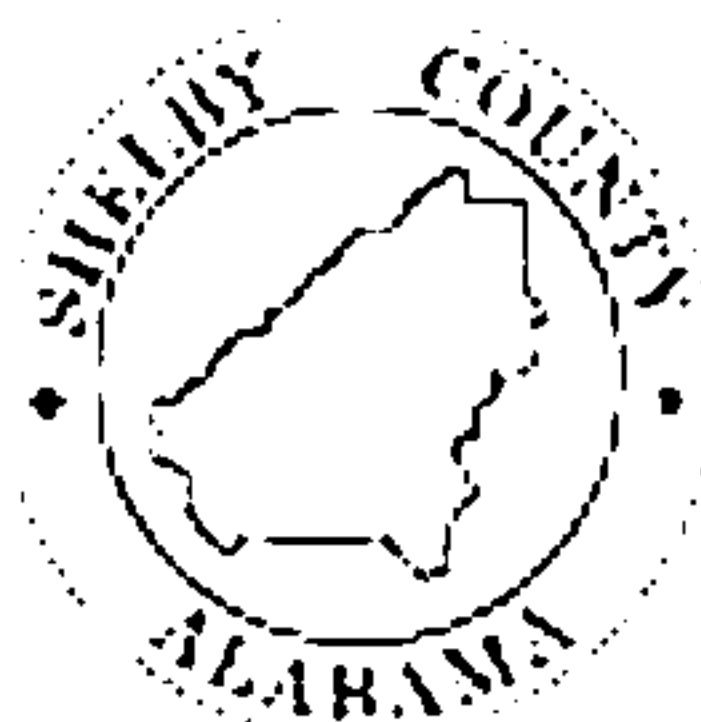
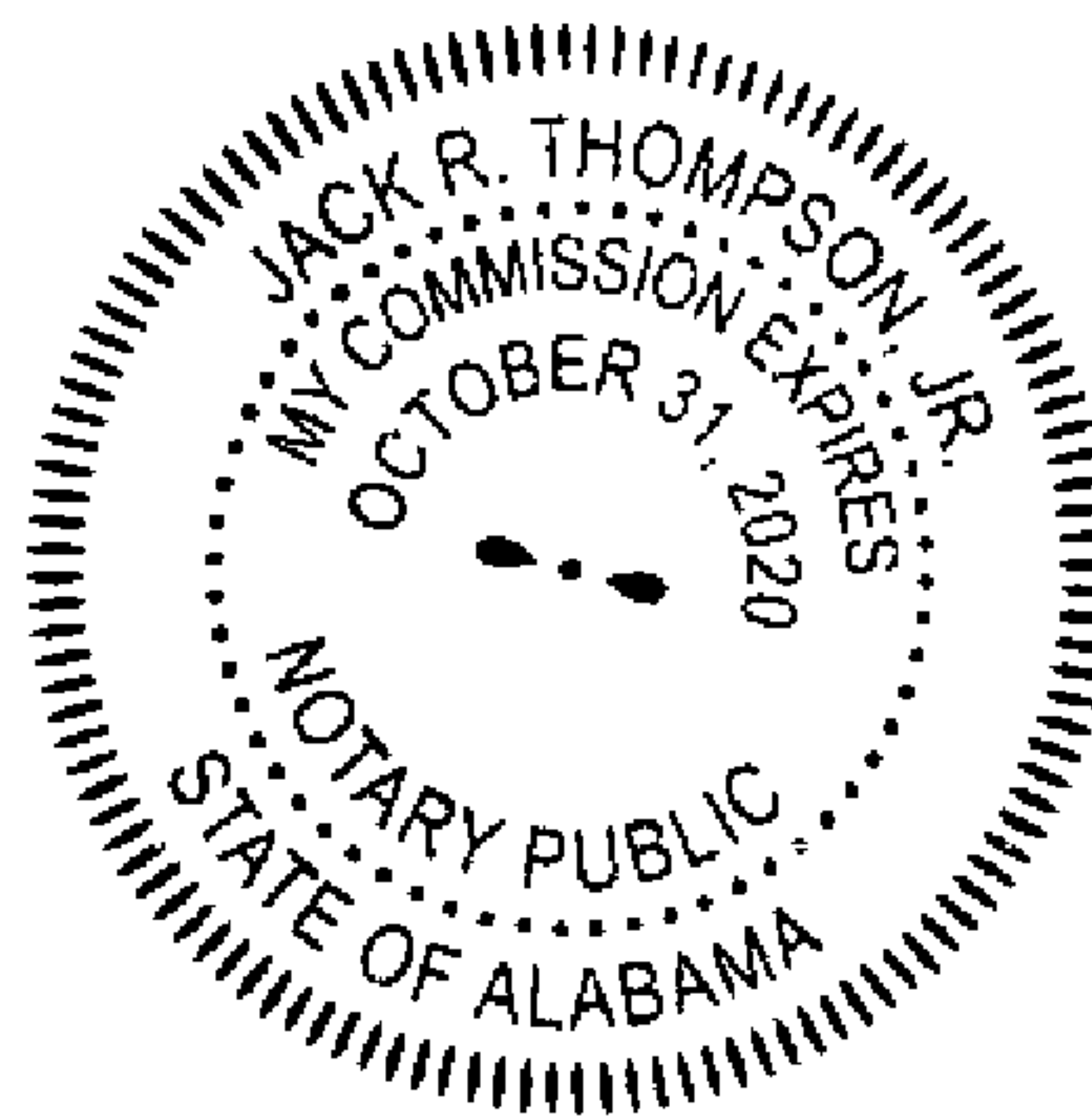
My Commission Expires 10/31/2020


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

ATB 1531



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/06/2020 02:40:04 PM
\$103.00 MIST
20200506000178140

