

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

PLEASE SEND TAX NOTICE TO:  
STEPHEN WELSH and JORDAN BROADWELL  
628 MOUNTAIN LAUREL COURT  
HOOVER, ALABAMA 35244

**WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED EIGHTY FIVE THOUSAND AND NO/100 DOLLARS (\$185,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, JAMES FRANKLIN WHITE, JR. and DEBRA CARTER WHITE, TRUSTEES OF THE WHITE LIVING TRUST DATED JULY 6, 2018 , (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto STEPHEN WELSH and JORDAN BROADWELL, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 26A, according to a Resurvey of Lots 25 and 26, Davenport's Addition to Riverchase West – Sector 2, as recorded in Map Book 8 page 11, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes for the year 2020, which are a lien but not yet due and payable until October 1, 2020.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Volume 14 page 536, Misc. Volume 17 page 550, Misc. Volume 34 page 549, Misc. Volume 35 page 389, Misc. Volume 36 page 30 and Deed Book 319 page 411 in the Probate Office.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Volume 129 page 306 in the Probate Office.
4. Agreement with Alabama Power Company, as recorded in Misc. Volume 15 page 401 and Real Volume 35 page 683 in the Probate Office.
5. A 20 foot sanitary sewer and ingress/egress easement along the rear of lot as shown on recorded Map Book 8 page 11 in the Probate Office.
6. An irregular easement along the Easterly corner of lot as shown on recorded Map Book 8 page 11 in the Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed Volume 127 page 140 in the Probate Office.


8. Rights of adjoining property owners in any party walls common to the Land and any adjoining Land.


\$137,000.00 of the hereinabove stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals this 20TH day of MAY, 2020.

  
JAMES FRANKLIN WHITE, JR., TRUSTEE OF THE  
WHITE LIVING TRUST DATED JULY 6, 2018


  
DEBRA CARTER WHITE, TRUSTEE OF THE WHITE  
LIVING TRUST DATED JULY 6, 2018

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that JAMES FRANKLIN WHITE, JR. and DEBRA CARTER WHITE, whose name as TRUSTEES OF THE WHITE LIVING TRUST DATED JULY 6, 2018, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they, as such Trustees and with full authority, executed the same voluntarily on the day the same bears date on behalf of THE WHITE LIVING TRUST DATED JULY 6, 2018..

Given under my hand and official seal this 20TH day of MAY, 2020.



  
NOTARY PUBLIC  
My Commission Expires: 1-17-2024

Grantor's Name:

JAMES FRANKLIN WHITE, JR. and DEBRA CARTER  
WHITE, TRUSTEES OF THE WHITE LIVING TRUST

DATED JULY 6, 2018

Mailing Address:

10161eneagles Ln.  
Pelham, AL 35124

Property Address:

628 Mountain Laurel Court  
Hoover, AL 35244

Grantee's name:

STEPHEN WELSH and JORDAN BROADWELL

Mailing Address:

628 MOUNTAIN LAUREL COURT  
HOOVER, ALABAMA 35244

Date of Sale: MAY 20TH, 2020

Total Purchase Price: \$185,000.00

or

Actual Value

or

Assessor's Market Value

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Front of Foreclosure Deed  
☐ Appraisal  
☐ Other \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/21/2020 10:13:48 AM  
\$76.00 CHERRY  
20200521000203420

*Allen S. Bevil*