

Send Tax Notice to:

5116 Jameswood Dr.
Birmingham, AL 35244

20200601000219650
06/01/2020 03:22:13 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 **Three Hundred Fifty-two Thousand Five Thousand and 00/100 Dollars (\$352,500.00)**, 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, **Alfred Tilden Leigh, Jr. and Sandra F. Leigh, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 3505 Inverness Cliffs Dr. Birmingham, AL 35242 grant, bargain, sell and convey unto **John Patrick O'Leary and Lynette O'Leary** (herein referred to as grantees) whose mailing address is **5116 Jameswood Drive, Birmingham, AL 35244**, 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 **5116 Jameswood Drive, Birmingham, AL 35244** to wit:

Lot 5, according to the Map of Jameswood, First Sector, as recorded in Map Book 10, Page 45, in the Probate Office 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.

\$365,190.00 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 29 day of May, 2020

Alfred Tilden Leigh, Jr.
Alfred Tilden Leigh, Jr.

Sandra F. Leigh
Sandra F. Leigh

STATE OF ALABAMA,

SHELBY COUNTY ss:

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **ALFRED TILDENT LEIGH, JR. AND SANDRA F. LEIGH** 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.

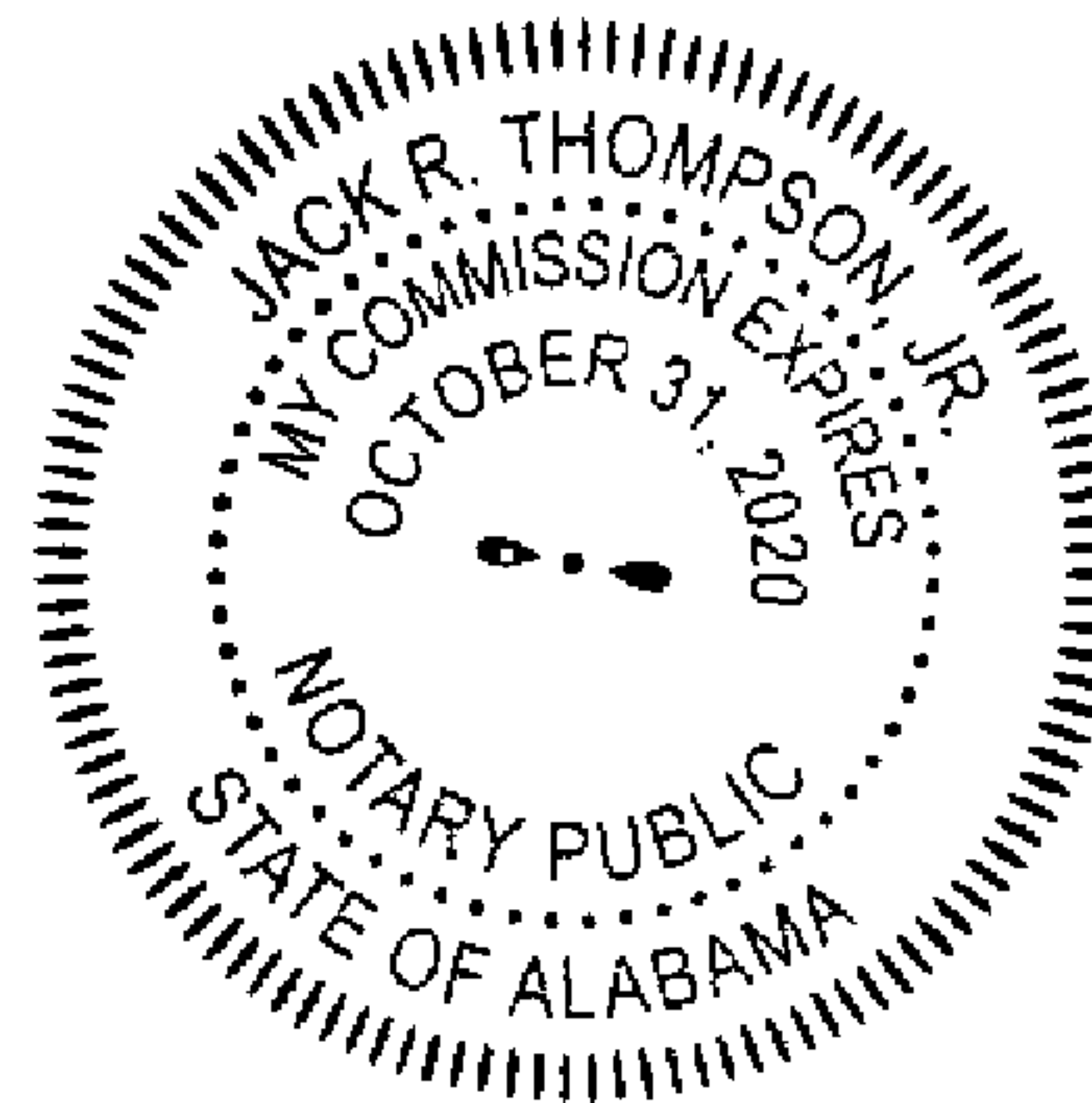
WITNESS my hand and official seal in the county and state aforesaid this the 29th day of May, 2020

My Commission Expires: 10/31/2020

[Signature]
Notary Public

(SEAL)

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
ATB1597



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2020 03:22:13 PM
\$26.00 JESSICA
20200601000219650

Alvin S. Bayl