

20200603000223350

06/03/2020 12:57:35 PM

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

DEEDS 1/3

Send Tax Notice To:
Sylvester Mixon
April Mixon
432 Ramsgate Dr.
Maylene, AL 35114

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 Eighty Five Thousand Dollars and No Cents (\$285,000.00)** 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

Rani D. Bishop, an unmarried woman, and Altovise M. Crear, an unmarried man, whose mailing address is:

1204 Highland Dr. Fairfield, AL 35004

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

Sylvester Mixon and April Mixon, whose mailing address is:

432 Ramsgate Dr., Maylene, AL 35114

(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: 432 Ramsgate Dr., Maylene, AL 35114 to-wit:

Lot 368, according to the Survey of Cedar Grove at Sterling Gate Sector 2 Phase 12A, as recorded in Map Book 38, Page 45, in the Probate Office of Shelby County, Alabama.

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

\$279,837.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Rani D. Bishop is one and the same person as Rani D. Crear.

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 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 29 day of May, 2020.

Rani D. Bishop

20200603000223350 06/03/2020 12:57:35 PM DEEDS 2/3

Rani D. Bishop

State of Florida

County of Orange

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rani D. Bishop, 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 29 day of May, 2020.

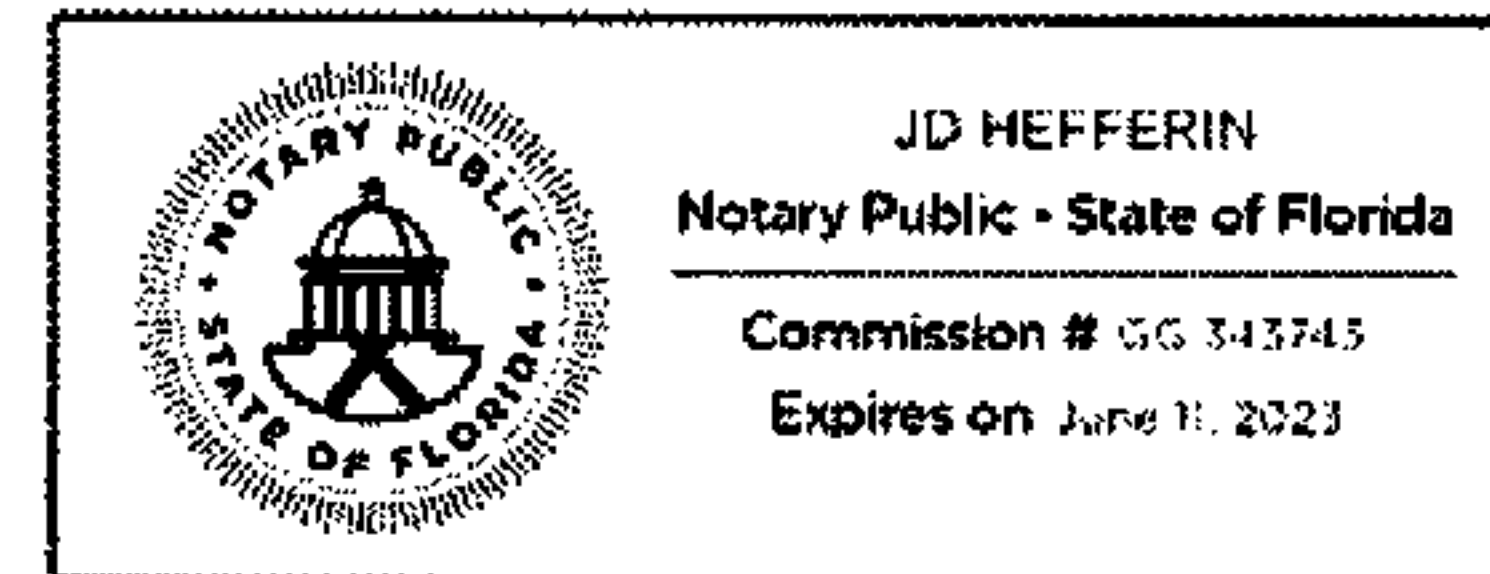
JD Hefferin

Notary Public, State of Florida

JD Hefferin

Printed Name of Notary

My Commission Expires: 06/11/2023



Notarized online using audio-video communication



Altovise M. Crear

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Altovise M. Crear, 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.

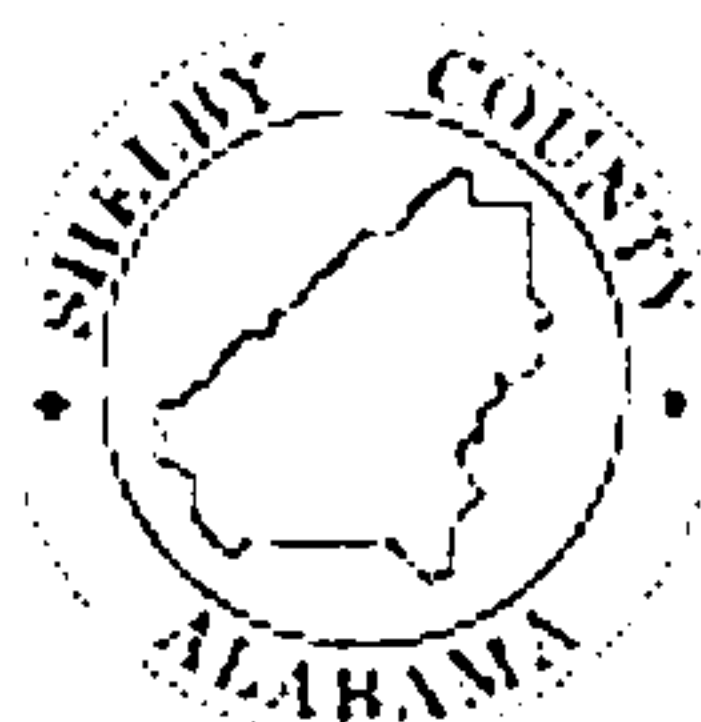
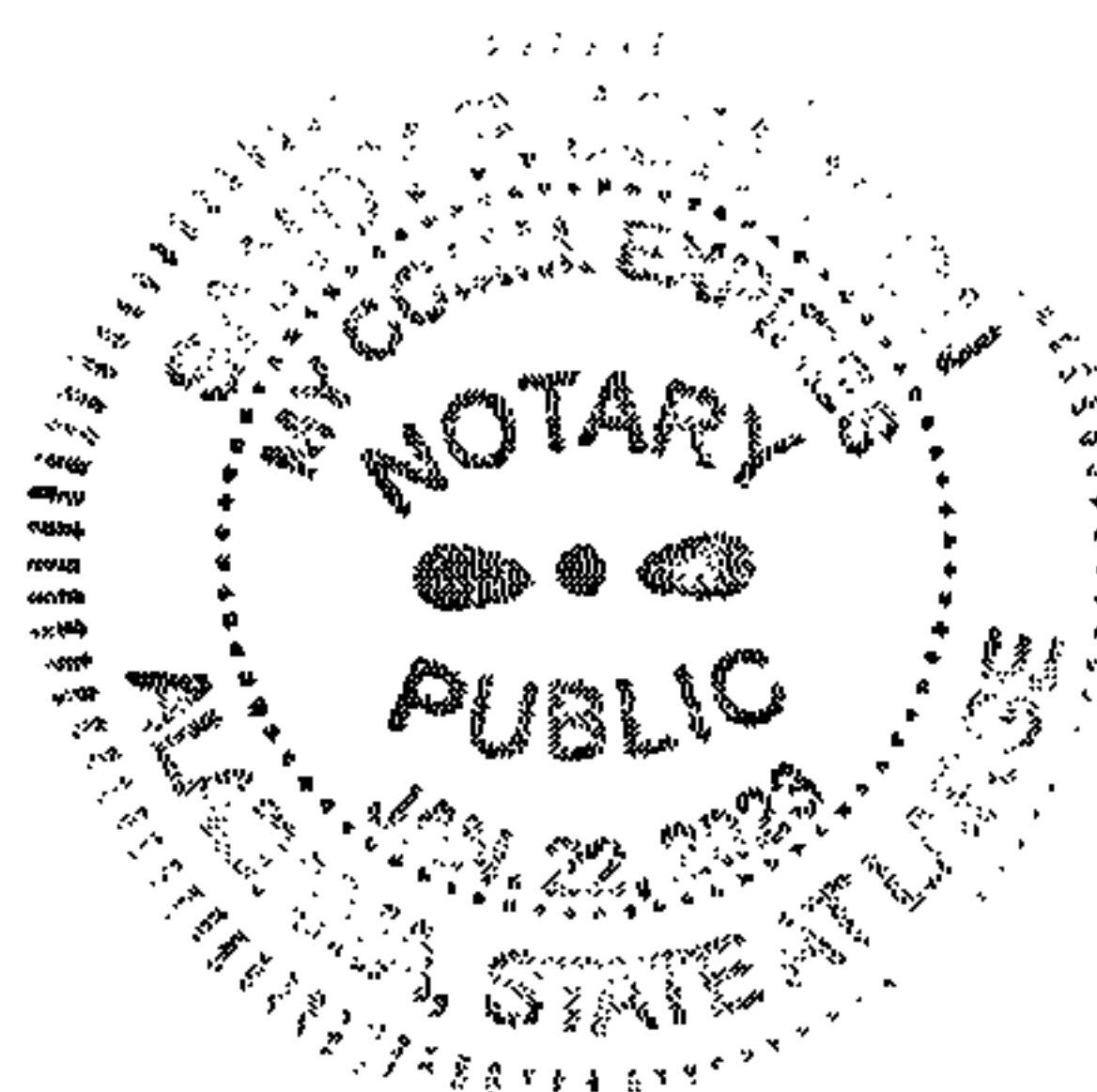
Given under my hand and official seal this the 28th day of May, 2020.



Notary Public, State of Alabama
Sandy D. Johnson

Printed Name of Notary

My Commission Expires: 1/22/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/03/2020 12:57:35 PM
\$33.50 CHERRY
20200603000223350

Allen S. Bayl