

Send Tax Notice to:

John Phillip Shealy Walter and Stephanie Elliott Walter
1217 Greystone Parc Dr.
Birmingham, Al 35242

20200605000227250
06/05/2020 01:03:17 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 **Four Hundred Twenty Thousand and 00/100 Dollars (\$420,000.00)**, 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 of which is acknowledged. I or we, **Brande C. Smith Mundy fka Brande C. Smith and Wade H. Mundy, a married couple** (herein referred to as grantor, whether one or more) ^{whose} 2500 Blackridge Cove ^{mailing} Birmingham Al 35244 ^{address} is grant, bargain, sell and convey unto **John Philip Shealy Walter and Stephanie Elliott Walter** (herein referred to as grantees) whose mailing address is 1217 Greystone Parc Dr., Birmingham, Al 35242 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 1217 Greystone Parc Dr., Birmingham, Al 35242 to wit:

LOT 47 ACCORDING TO THE SURVEY OF THE PARC AT GREYSTONE AS RECORDED IN MAP BOOK 32, PAGE 42 A, B & C 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.

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 4 day of June, 2020

Brand C Mundy
 Brande C. Smith Mundy fka Brande C. Smith
Wade H. Mundy
 Wade H. Mundy

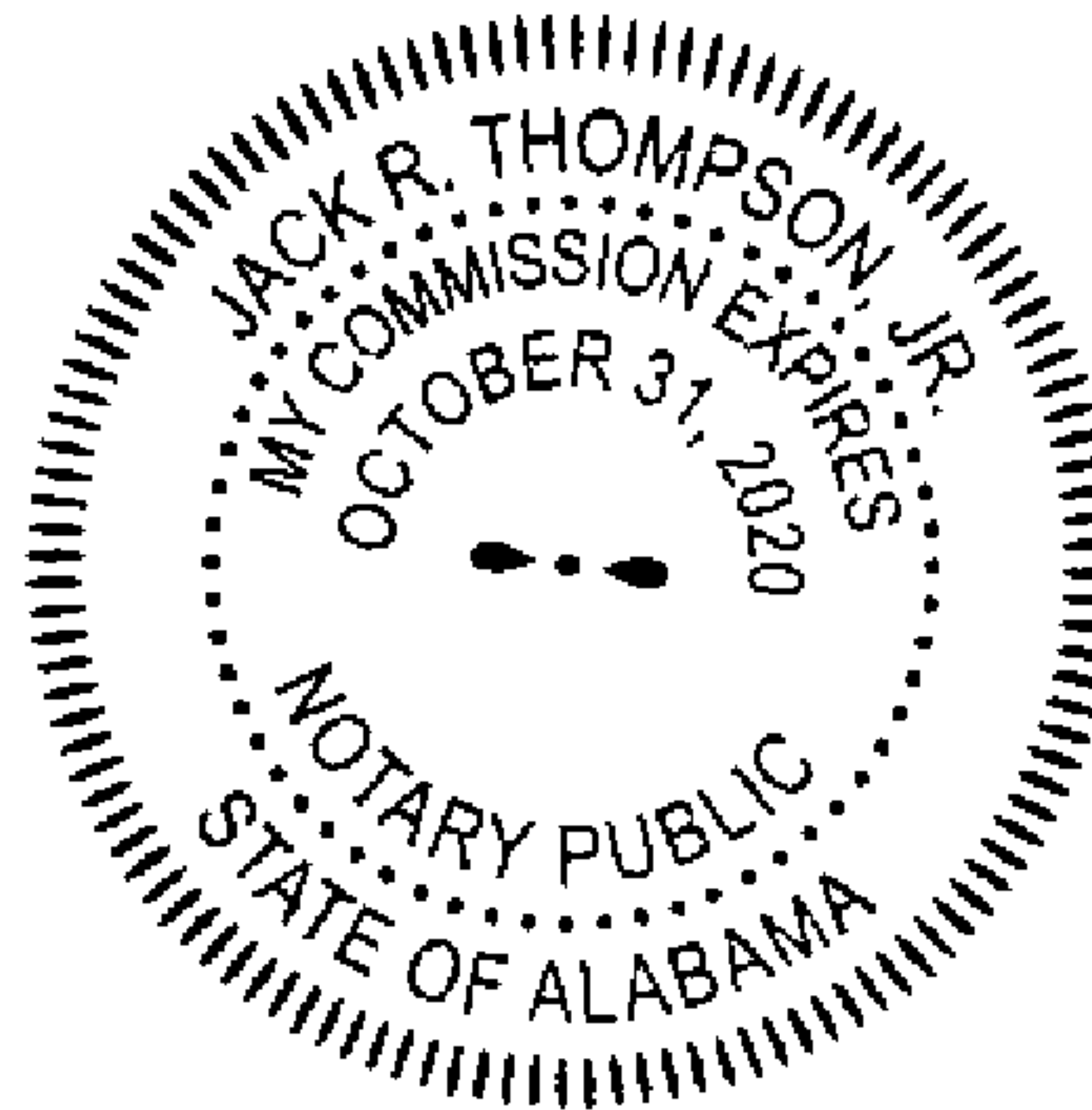
STATE OF Alabama Tefferson COUNTY ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Brande C. Smith Mundy fka Brande C. Smith and Wade H. Mundy** 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 4th day of June, 2020

My Commission Expires: 10/31/2020

Jack R. Thompson Jr.
 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

File No. ATB1630



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/05/2020 01:03:17 PM
 \$445.00 CHERRY
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Allen S. Bayl