

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Douglas Dorr Erwin
1723 Lake Hardwood Dr
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **SIX HUNDRED FIFTY THOUSAND AND 00/100 (650,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

Joseph P. Finnegan and Patricia A. Finnegan, husband and wife

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Douglas Dorr Erwin and Maryann Thompson Erwin

(hereinafter referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 58 according to the Survey of A Subdivision for Single Family Residences The Cove of Greystone Phase II as recorded in Map Book 29, page 136A & 136B in the Probate Office of Shelby County, Alabama

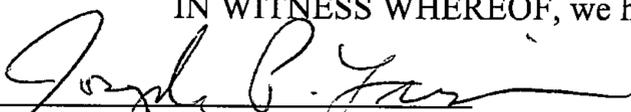
\$300,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2020 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 8th day of June, 2020


Joseph P. Finnegan


Patricia A. Finnegan



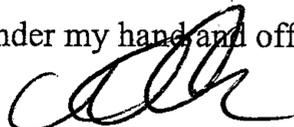
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/11/2020 01:57:25 PM
\$372.00 CHERRY
20200611000238690

Allen S. Bayl

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Joseph P Finnegan and Patricia A Finnegan whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of June, 2020.


Notary Public: David P. Condon
My Commission Expires: 02/12/2022

