

Send Tax Notice to:

445 Holland Lakes Drive N.
Pelham, AL 35124

20200612000240570
06/12/2020 01:35:18 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 **Two Hundred Thousand and 00/100 Dollars (\$200,000.00)**, 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 where is acknowledged. I or we, **Antonia Hawkins Cylar f/k/a Antonia Hawkins, a married person** (herein referred to as grantor, whether one or more) whose mailing address is

1752 Southpointe Dr. Hoover, AL 35224 grant, bargain, sell and convey unto **Alana N. Stignani and Brandon L. Herrera** (herein referred to as grantees) whose mailing address is 445 Holland Lakes Dr N. Pelham AL 35124, 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 **445 Holland Lakes Drive N. , Pelham, AL 35124** to wit:

Lot 44, according to the Final Plat of Holland Lakes, Sector Two Phase 1, as recorded in Map Book 36, Page 8, in the Probate Office of Shelby County, Alabama (the "Property")

Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Lakes Declaration of Covenants, Conditions, and Restrictions executed by the Grantor and filed for record as Instrument No. 20050425000196100, in the Probate Office of Shelby County, Alabama (the "Declaration")

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.

\$196,377.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

This does not constitute the homestead property of the Grantor or her spouse

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 10th day of June, 2020

Antonia Hawkins Cylar
Antonia Hawkins Cylar

STATE OF ALABAMA,

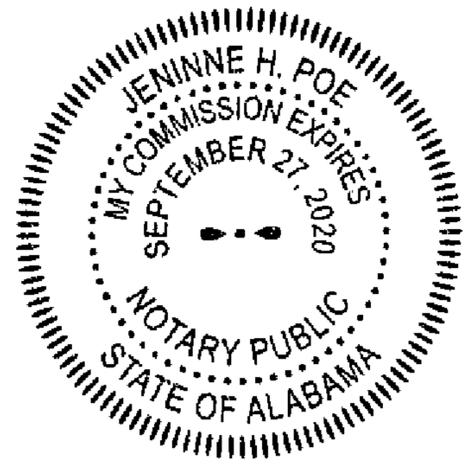
Jefferson COUNTY ss:

I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that Antonia Hawkins Cylar 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.

Jeninne H Poe WITNESS my hand and official seal in the county and state aforesaid this the 10th day of June, 2020

My Commission Expires: 9-27-2020

Jeninne H Poe
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
ATB1600



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/12/2020 01:35:18 PM
\$29.00 CHARITY
20200612000240570

Allie S. Bayl