

20200701000272830

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

07/01/2020 03:43:14 PM

DEEDS 1/1

Send Tax Notice To:
Altrazo L. Marcus
April A. Jones Marcus

305 Timber Ridge Trail
Alabaster, AL 35007

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Twenty Thousand Dollars and No Cents (\$320,000.00)** 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

Laura Justen, an unmarried woman and Liesl Ali, an unmarried woman, whose mailing address is:

305 Timber Ridge Trail, Alabaster, AL 35007

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

Altrazo L. Marcus and April A. Jones Marcus, whose mailing address is:

120 Cohill Drive, Alabaster, AL 35007

(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: 305 Timber Ridge Trail, Alabaster, AL 35007 to-wit:

Lot 218, according to the Final Plat of Forest Ridge Phase 2, as recorded in Map Book 32, Page 62 in the Probate Office of Shelby County, Alabama.

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

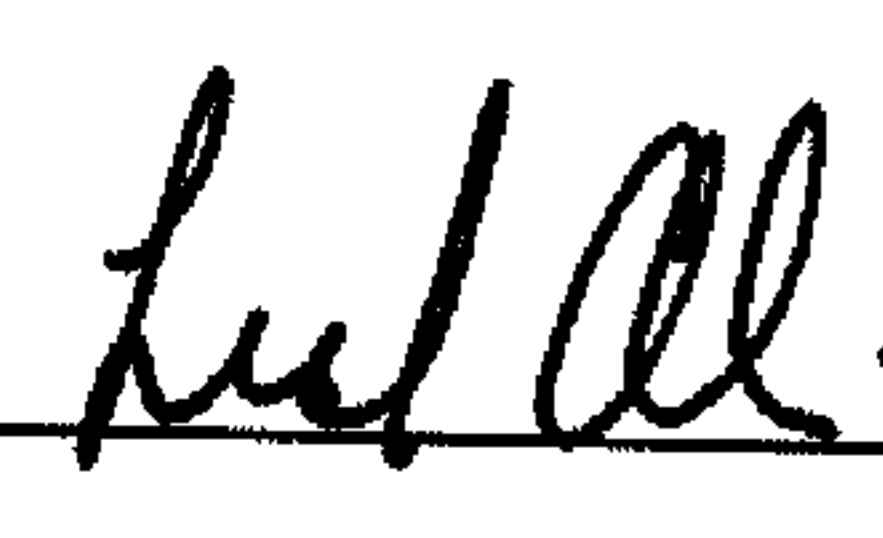
\$294,566.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 warrants 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 30th day of June, 2020.


Laura Justen


Liesl Ali

State of Alabama
County of Shelby

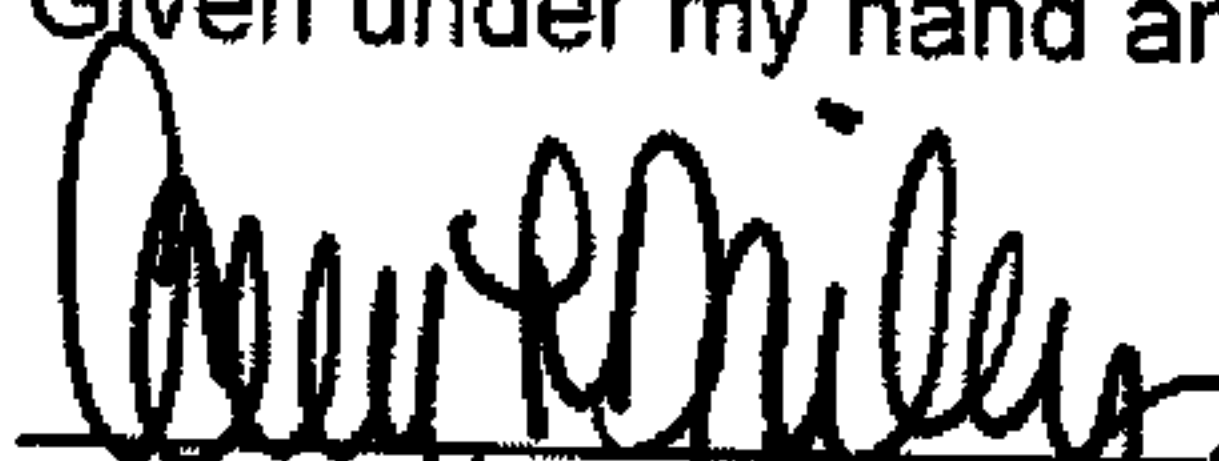


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2020 03:43:14 PM
\$47.50 CHARITY
20200701000272830



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laura Justen and Liesl Ali, 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 30th day of June, 2020.


Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: 5-17-22

