

Send Tax Notice to:

Patrick Russell McIntyre  
Jennifer Dobbs McIntyre  
2017 Kirkman Drive  
Hoover, Al 35242

20200806000336770  
08/06/2020 01:46:38 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 **Five Hundred Seventy Six, Five Hundred Thousand and 00/100 Dollars (\$576,500.00)**, 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, **William P. Clifford and Angela D. Clifford, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 3471 Windsor court, Pleasanton, CA 94588 grant, bargain, sell and convey unto **Patrick Russell McIntyre and Jennifer Dobbs McIntyre** (herein referred to as grantees) whose mailing address is 2017 Kirkman Drive, Hoover, 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 2017 Kirkman Dr., Hoover, Al 35242 to wit:

LOT 204, ACCORDING TO THE SURVEY OF KIRKMAN PRESERVE, PHASE 4A, AS RECORDED IN MAP BOOK 44, PAGE 145 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.


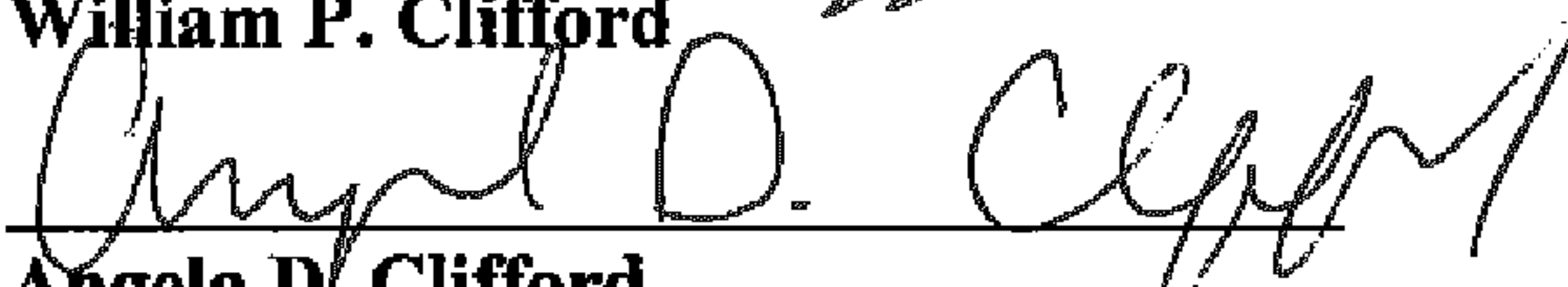
\$510,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

The Effective date of this deed is August 5, 2020.

**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 3<sup>rd</sup> day of Aug, 2020

  
William P. Clifford  
  
Angela D. Clifford


STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that **William P. Clifford and Angela D. Clifford** 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 3<sup>rd</sup> day of Aug, 2020

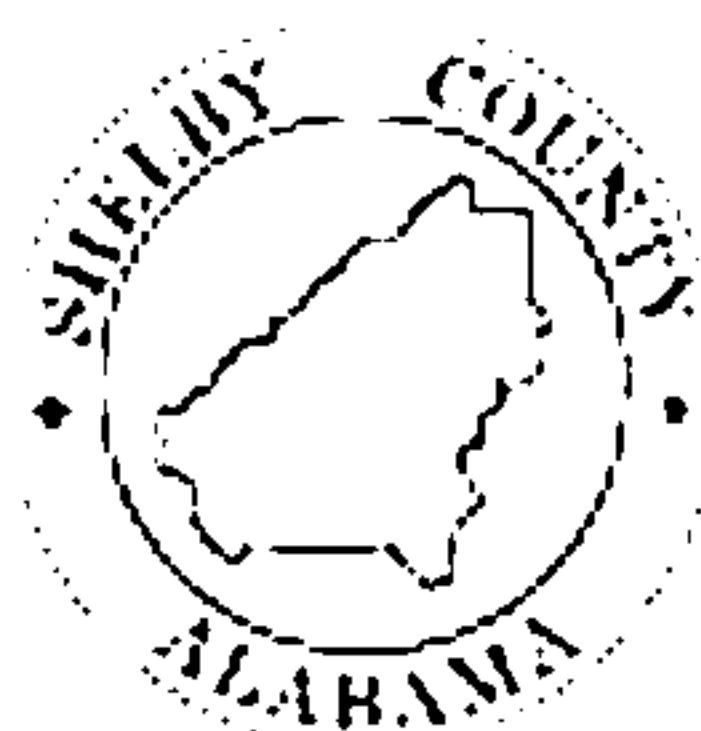
My Commission Expires: 9-27-2020

  
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. ATB1740



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/06/2020 01:46:38 PM  
\$91.50 CHERRY  
20200806000336770

