

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

Send Tax Notice To: Johnathan Stumpf, Mary Jane
Stumpf and Keith William Stumpf
2243 Pup run Dr, Helena AL 35080

Presents:

THAT IN CONSIDERATION OF Two Hundred Forty Nine Thousand and No/100(\$249,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Lake Davidson Properties, LLC (herein referred to as grantors) do grant, bargain, sell and convey unto Johnathan Richard Stumpf, Mary Jane Stumpf and Keith W. Stumpf(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 20, Block C, according to the Survey of Amended Map of Fox Haven First Sector, as recorded in Map Book 7, Page 86, in the Probate Office of Shelby County, Alabama

Subject to Easements, Restrictions and rights of way of record.

\$200,000.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed 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 the 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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

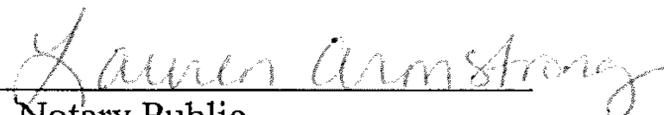
IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 31st day of July, 2020.

Lake Davidson Properties, LLC


By: Jerry R Adams, Jr
Its: Managing Member

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Jerry R Adams, JR whose name as Managing Member of Lake Davidson Properties, LLC, a Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company. Given under my hand and official seal, this the 31st day of July, 2020.


Notary Public
My Commission Expires:

Prepared By:
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

