

This instrument was prepared by
Brent Thornley
Maddox, Thornley & Sanders
318 19th Street, West
Jasper, Alabama 35501

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten Dollars and other good and valuable considerations to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, BETTY L. AYERS, A SINGLE WOMAN (herein referred to as grantors) do grant, bargain, sell and convey unto BETTY L. AYERS AND JEFFREY G. AYERS (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 45, according to the Survey of Thorn Berry Subdivision, as recorded at Map Book 25, Page 129, in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. Building and setback lines of 12 feet as recorded at Map Book 25, Page 129.
2. A 15 foot easement along rear lot line as per plat.
3. A 5 foot storm easement along the South lot line as per plat.
4. Transmission line permits to Alabama Power Company as recorded at Deed Book 129, Page 548 and Deed Book 179, Page 371.
5. Covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded at Deed Book 115, Page 497 and Instrument No. 1999-29908.

6. Rights-of-way granted to Shelby County as set forth at Deed Book 177, Page 27 and Deed Book 177, Page 33.
7. Easement for ingress and egress as recorded at Deed Book 115, Page 497.
8. Notice regarding availability of sanitary sewer service in favor of SWWC Utilities, Inc., as recorded at Instrument No. 20131204000469320.

Pursuant to *Code of Alabama 1975 Section 40-22-1*, a Real Estate Validation Form Exhibit is attached hereto.

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 do for myself and for my heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

(The remainder of this page is intentionally left blank.)

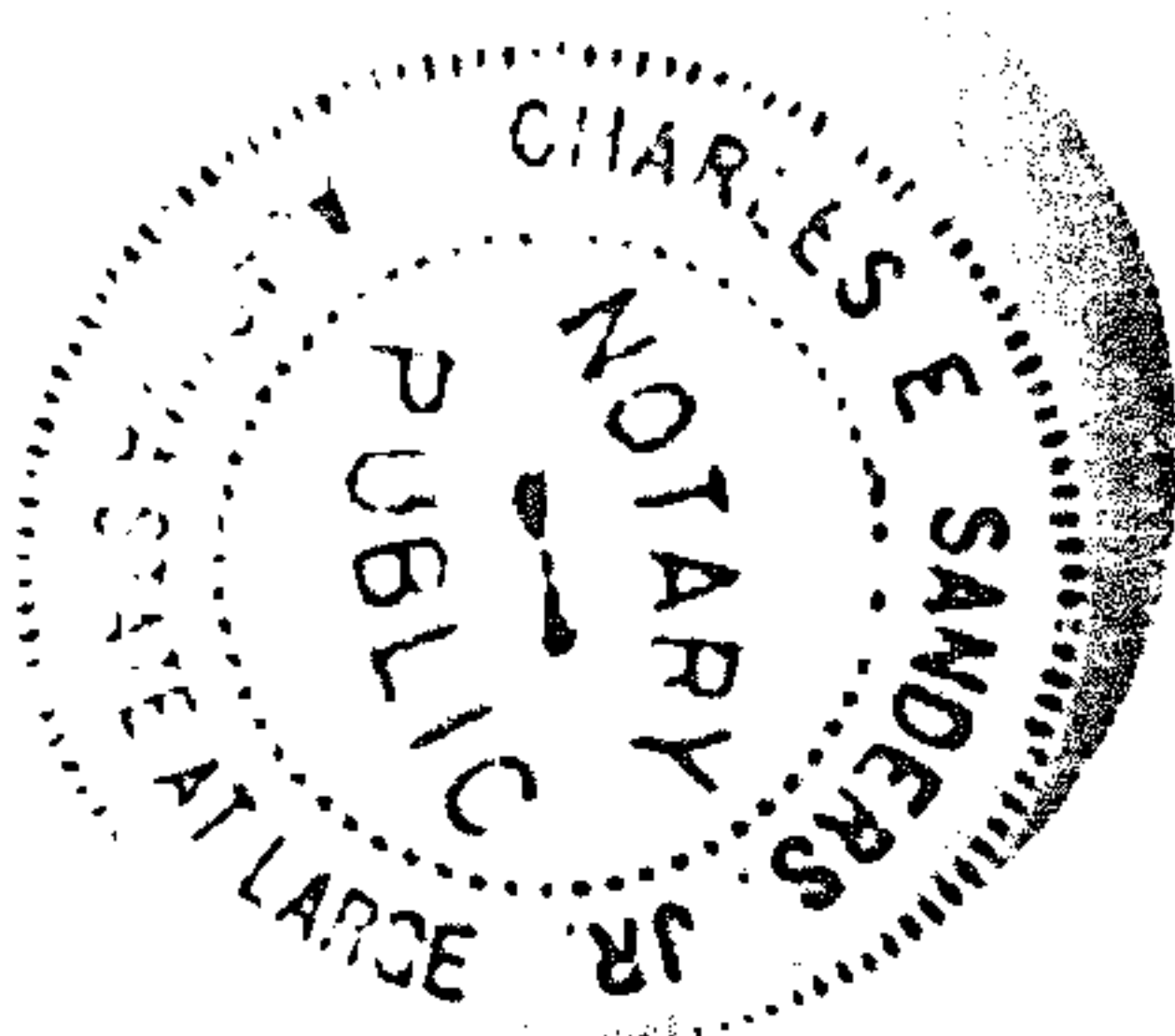
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 26th day of August, 2020.

Betty L. Ayers (Seal)
BETTY L. AYERS

STATE OF ALABAMA)
COUNTY OF Walker)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that BETTY L. AYERS, whose name 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of August, 2020.



[Signature]
NOTARY PUBLIC
My Commission Expires: 8/1/21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2020 12:56:50 PM
\$133.00 JESSICA
20200901000387070

Alvin S. Boyd

REAL ESTATE SALES VALIDATION ATTESTATION

Seller/Grantor

Name: BETTY L. AYERS

Buyer/Grantee

Name: BETTY L. AYERS AND
JEFFREY G. AYERS

Mailing Address: 533 Thorn Berry Lane Mailing Address: 533 Thorn Berry Lane
Birmingham, AL 35242 Bhm AL 35242

Property Address: 533 Thorn Berry Lane Date of Sale: _____
Birmingham, AL 35242
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 277,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

Bill of Sale
Sales Contract
Closing Statement
Appraisal

X Tax Assessor's Current
Market Value

Other _____

This Exhibit is attached to the foregoing instrument pursuant to Code of Alabama 1975, §40-22-1.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 §40-22-1 (h).

Date: August 26, 2020

Print: Ed S. Boyd

Circle One: (Grantor/Grantee/Owner/Agent)

Sign: _____