

Send Tax Notice to:

347 Lacey Ave
Alabaster AL 35114

20200901000387570
09/01/2020 02:43:22 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 Eighty-nine Thousand and 00/100 Dollars (\$289,000.00)**, 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, **Bonnie L. Brown, a single person by Jill B. Howell her Attorney-in-Fact** (herein referred to as grantor, whether one or more) whose mailing address is

416 Acer Trail Alabaster, AL 35007

grant, bargain, sell and convey unto **Kenneth Proctor and Brenda Proctor** (herein referred to as grantees) whose mailing address is 347 Lacey Ave Alabaster AL 35114

, 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 **347 Lacey Avenue, Alabaster, AL 35114** to wit:

Lot 144, according to the Survey of Lacey's Grove, Phase 2, as recorded in Map Book 38, Page 19, 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.

\$168,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

Bonnie L. Brown, grantor herein, is the sole surviving grantee on that certain deed recorded in Instrument No. 20150413000118400; Michael F. Brown, other grantee, having died on or about February 18, 2019.

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 31st day of August, 2020

Bonnie L Brown by Jill B Howell her
Bonnie L. Brown by Jill B. Howell *Attorney in Fact*
Her Attorney-in-Fact

STATE OF Alabama

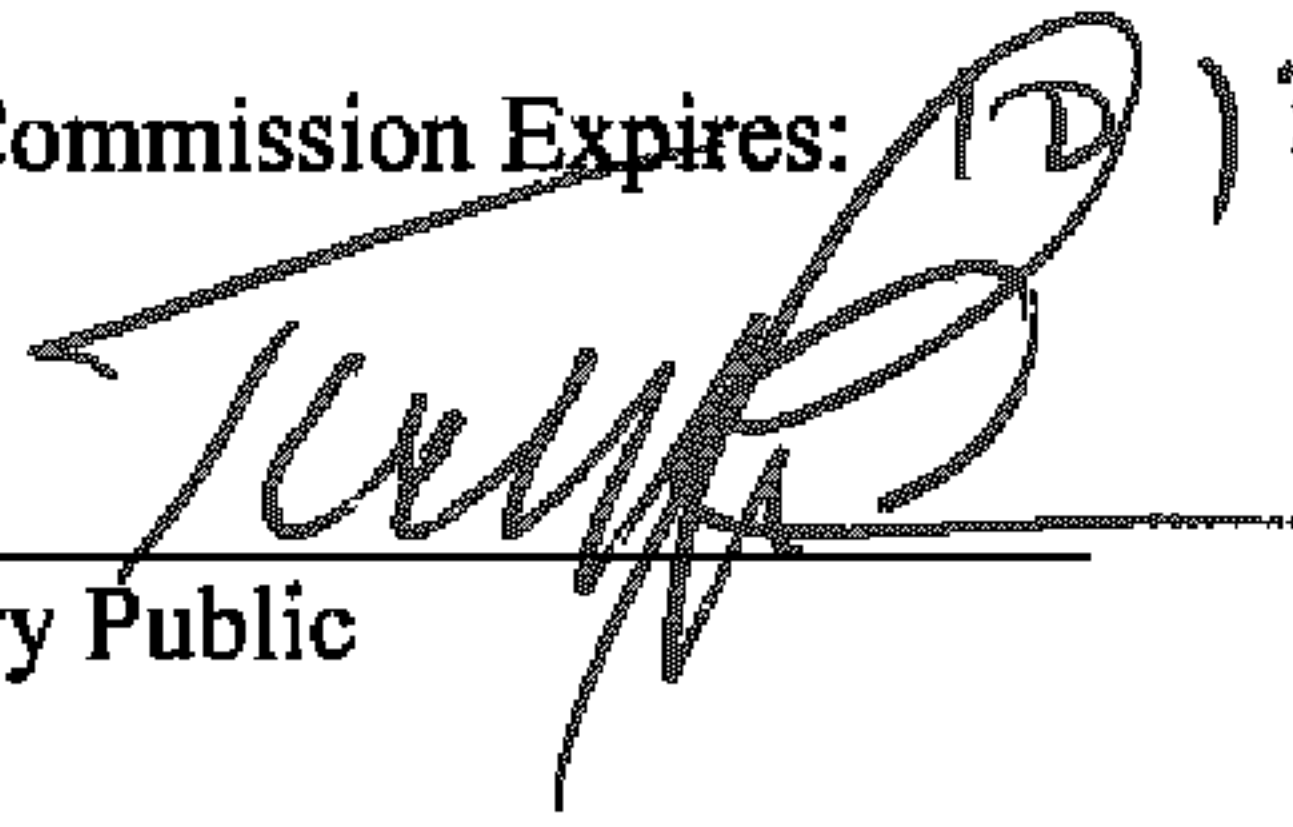
Shelby COUNTY ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Bonnie L. Brown by Jill B. Howell her Attorney-in-Fact** 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, she as Attorney-in-Fact executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 31st day of Aug, 2020

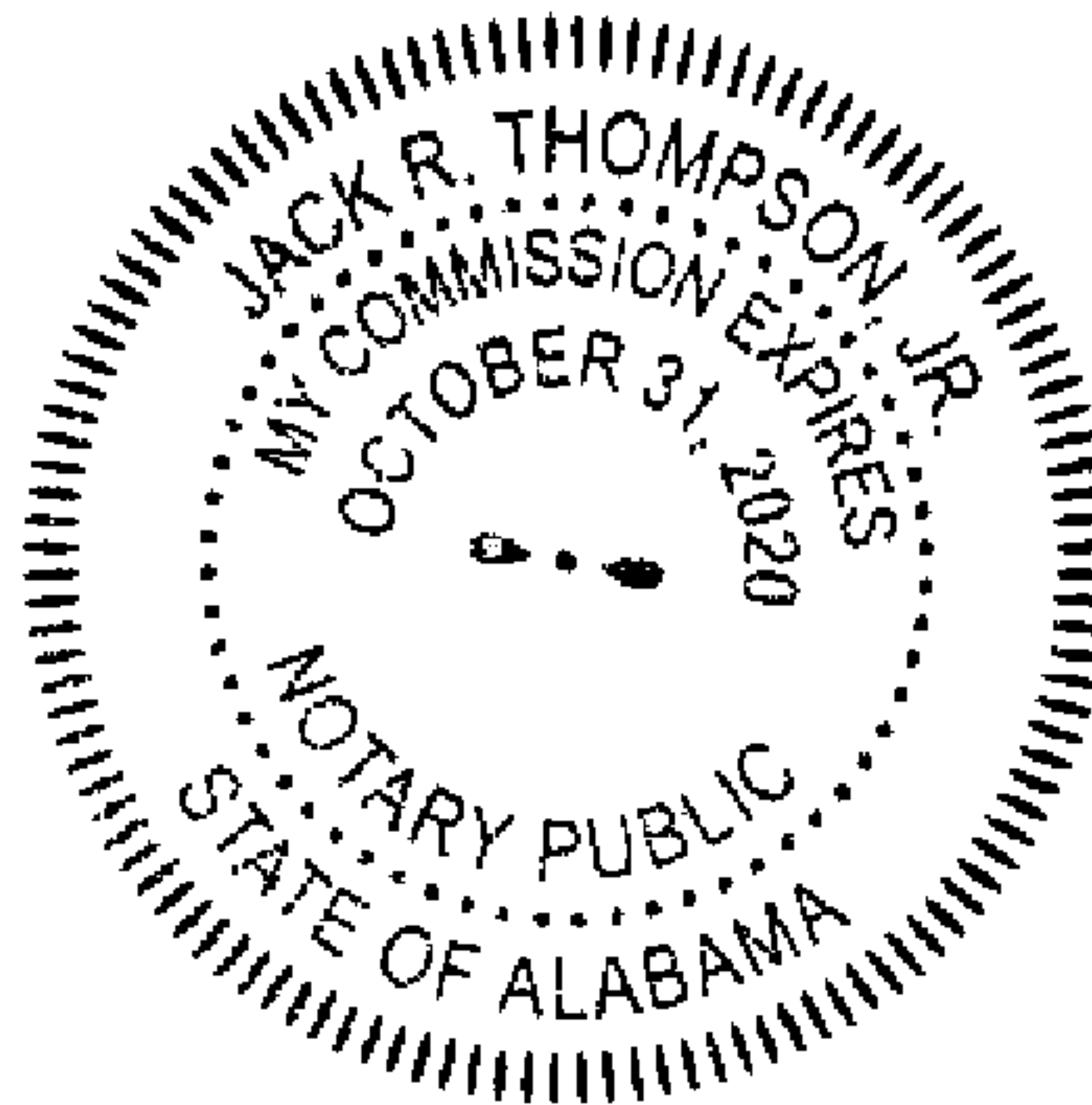
My Commission Expires:

10/31/2020


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
ATB1792



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2020 02:43:22 PM
\$146.00 JESSICA
20200901000387570

Allie S. Bayl