

Prepared by:
 Marcus Hunt
 2870 Old Rocky Ridge Rd., Suite 160
 Birmingham, AL 35243

Send Tax Notice To:
 Richard Brandon Vigneulle
 Jocelyn Nicole Vigneulle 1930
 Highway 441
 Wilsonville, AL 35186

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
 County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Eighty Six Thousand Six Hundred Dollars and No Cents (\$286,600.00)** 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

Michael J Vigneulle and Sue B Vigneulle, husband and wife, whose mailing address is:

1908 Crossvine Rd., Hoover, AL 35244

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

Richard Brandon Vigneulle and Jocelyn Nicole Vigneulle, whose mailing address is:

1930 Highway 441, Wilsonville, AL 35186

(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: 1930 Highway 441, Wilsonville, AL 35186 to-wit:

Lot 2, according to ther Resurvey of T & R Family Subdivision recorded in Map Book 25, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$263,227.00 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 17 day of August, 2020.

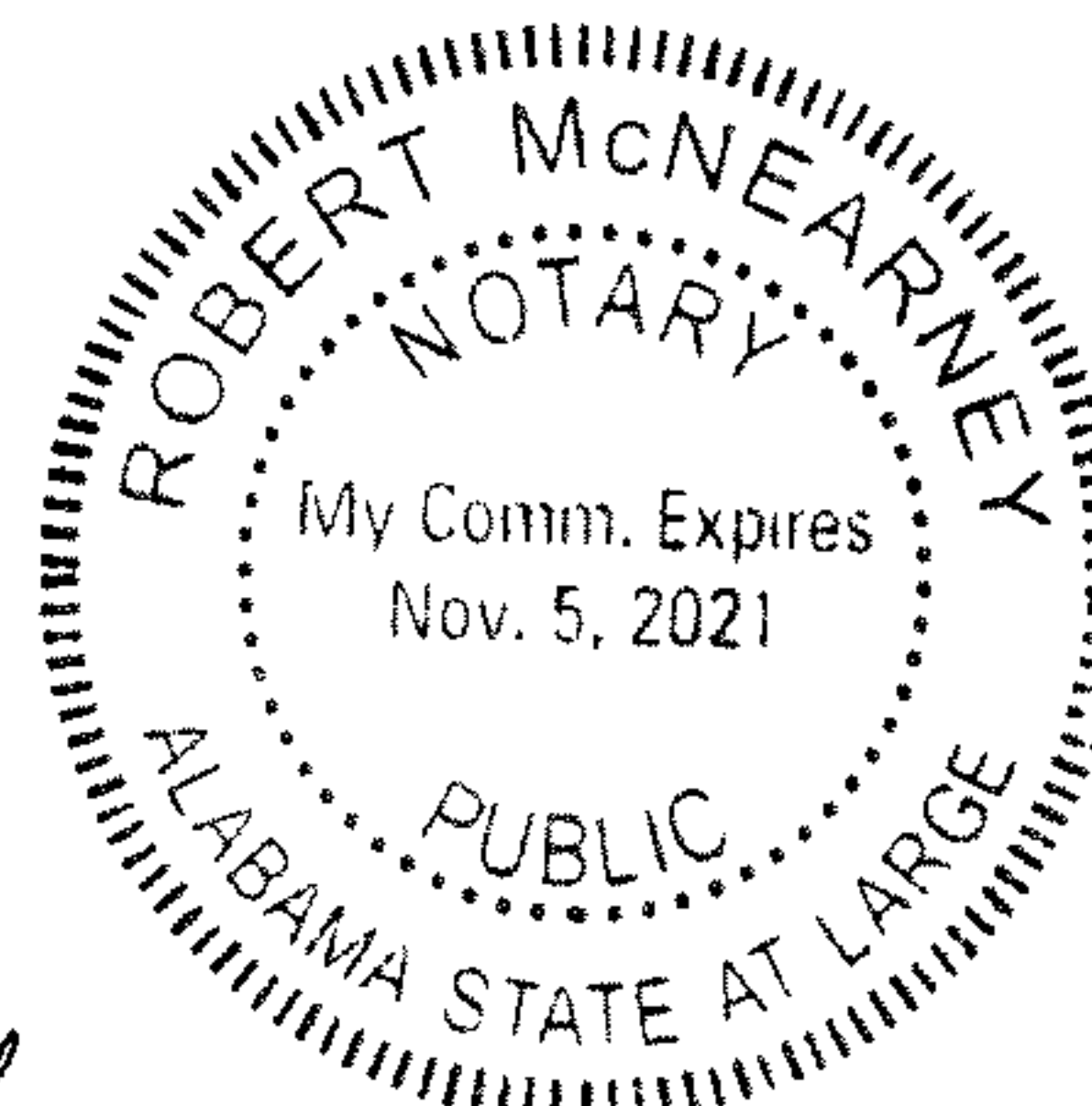
Michael J Vigneulle Sue B. Vigneulle
 Michael J Vigneulle Sue B Vigneulle

State of Alabama
 County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael J Vigneulle and Sue B Vigneulle, 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 17th day of August, 2020.

Robert McNearney
 Notary Public, State of Alabama
 Printed Name of Notary
 My Commission Expires: 11-5-2021



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/02/2020 01:45:51 PM
 \$45.50 CHARITY
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Allen S. Bayl