

20200903000392080

09/03/2020 09:54:06 AM

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

DEEDS 1/3

Send Tax Notice To:
Frederick Bates
Rita Bates
Earline Reynolds
1720 Oak Park Lane
Helena, AL 35080

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Forty Three Thousand Dollars and No Cents (\$343,000.00)** 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 whereof is acknowledged, I or we

Robert B. Thomasson, a married man, and Carol Thomasson, an unmarried woman, whose mailing address is:

2633 N. 58th Street Scottsdale, AZ 85257

11932 May Weed Ct Las Vegas NV 89138

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

Frederick Bates, Rita Bates, and Earline Reynolds, whose mailing address is:

1720 Oak Park Lane, Helena, AL 35080

(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: 1720 Oak Park Lane, Helena, AL 35080 to-wit:

Lot 314, according to the Survey of The Woodlands, Sector 3, as recorded in Map Book 33, Page 141 in the Probate Office of Shelby County, Alabama.

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

\$336,787.00 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 08/28/2020 day of August, 2020.

Robert B. Thomasson

Robert B. Thomasson

State of Texas

County of Collin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert B. Thomasson, 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 28 day of August, 2020.

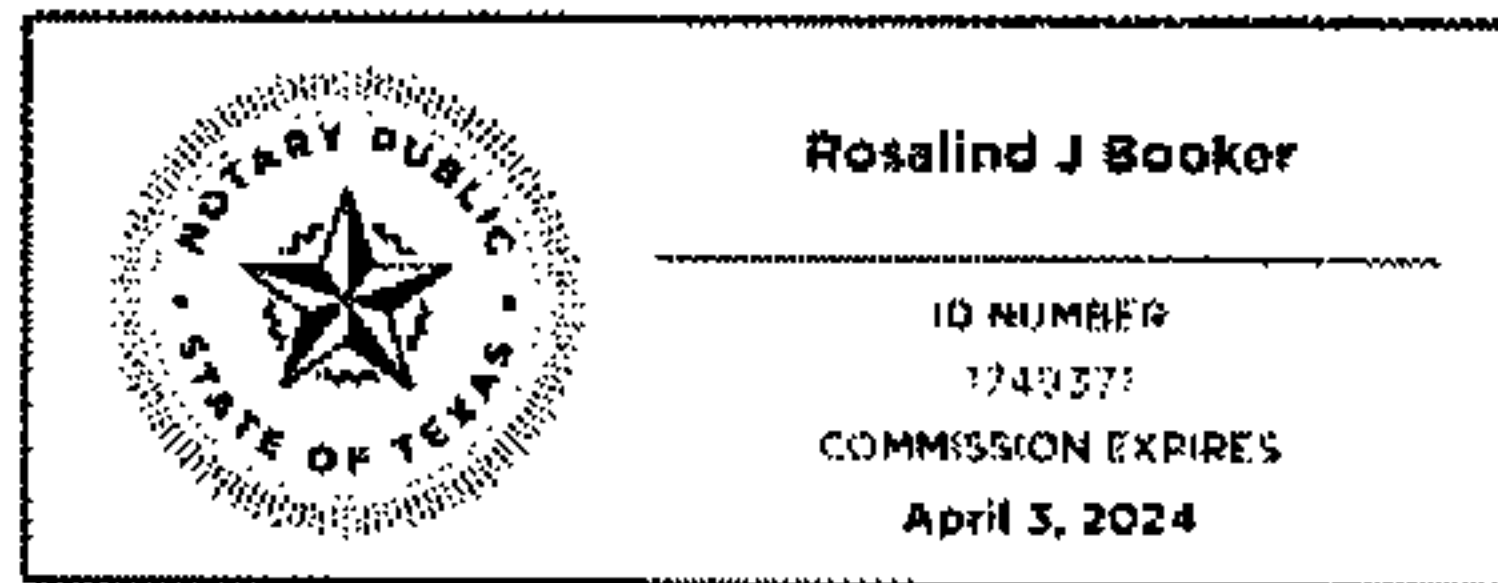
Rosalind J Booker

Notary Public, State of Texas

Rosalind J Booker

Printed Name of Notary 04/03/2024

My Commission Expires: _____



Notarized online using audio-video communication

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Carol Thomasson

Carol Thomasson

20200903000392080 09/03/2020 09:54:06 AM DEEDS 3/3

State of Virginia

County of Fairfax

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol Thomasson, 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 29 day of August, 2020.

Cynthia S Tran

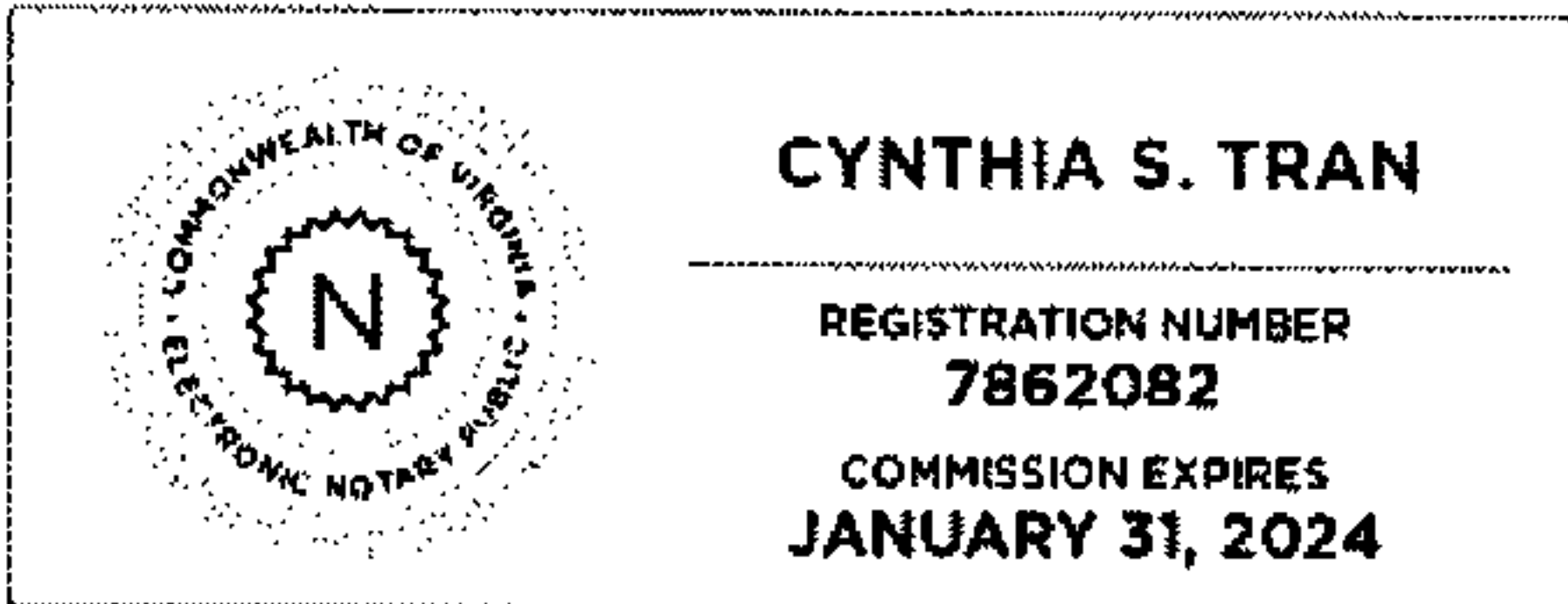
Notary Public, State of Virginia

Cynthia S Tran

Printed Name of Notary

My Commission Expires: 01/31/2024

My Comm. Number: 7862082



Notarized online using audio-video communication
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Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/03/2020 09:54:06 AM
 \$35.50 CHARITY
 20200903000392080

Allie S. Bayl