



20200925000431820 1/5 \$362.00
Shelby Cnty Judge of Probate, AL
09/25/2020 09:13:23 AM FILED/CERT

Space above this line reserved for recording department

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE LEGAL DESCRIPTION CONTAINED HEREIN. THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY OR TITLE SEARCH UTILIZING THE LEGAL DESCRIPTION PROVIDED BY GRANTOR.

This document prepared by:
John Bahakel, Attorney
2166 Highway 31 South
Pelham, Alabama 35124

Send Tax Notice To:
Julia Bryant, Lynn Bryant, Gerald Bryant &
Robert Bryant
155 Chestnut Dr., Alabaster, AL 35007

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of other good and valuable considerations and the sum of **One And 00/100 Dollars (\$1.00)** * to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Mary Julia Bryant, a single person, Dennis Gerald Bryant, a single person, Margaret Lynn Bryant, a single person, and Robert Charlton Bryant, a single person, whose address is 155 Chestnut Drive, Alabaster, Alabama 35007 (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Mary Julia Bryant, Dennis Gerald Bryant, Margaret Lynn Bryant, and Robert Charlton Bryant, whose address is 155 Chestnut Drive, Alabaster, Alabama 35007 (hereinafter referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32, according to the survey of Harvest Ridge, Second Phase, as recorded in Map Book 12, Page 49, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, rights of way and encumbrances of record, if any.

*Note: The Tax Assessor Value of the property is \$323,680.00.

Robert C. Bryant and Julia V. Bryant were joint owners with right of survivorship of the subject property as evidenced by deed recorded at Book 310, Page 223, in the Probate Office of Shelby County, Alabama. Robert C. Bryant departed this life on March 4, 1994. The surviving co-owner, Julia V. Bryant, departed this life on August 16, 2020. The heirs at law are the Grantors of this deed as evidenced by the Heirship Affidavits filed simultaneously herewith.

NOTE: *This deed is intended to evidence the desire of the Grantors to convert their tenancy in common to a joint tenancy with right of survivorship.*

To have and to hold, to 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 that one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee.

And said grantors do for themselves, their heirs and assigns covenant with the said grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall warrant and defend the same to the said Grantees, their heirs, executors 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 ___ day of September, 2020.

Mary Julia Bryant (Seal)
Mary Julia Bryant

Dennis Gerald Bryant (Seal)
Dennis Gerald Bryant

Margaret Lynn Bryant (Seal)
Margaret Lynn Bryant

Robert Charlton Bryant (Seal)
Robert Charlton Bryant

Shelby County, AL 09/25/2020
State of Alabama
Deed Tax: \$324.00



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State of Alabama
County of Shelby

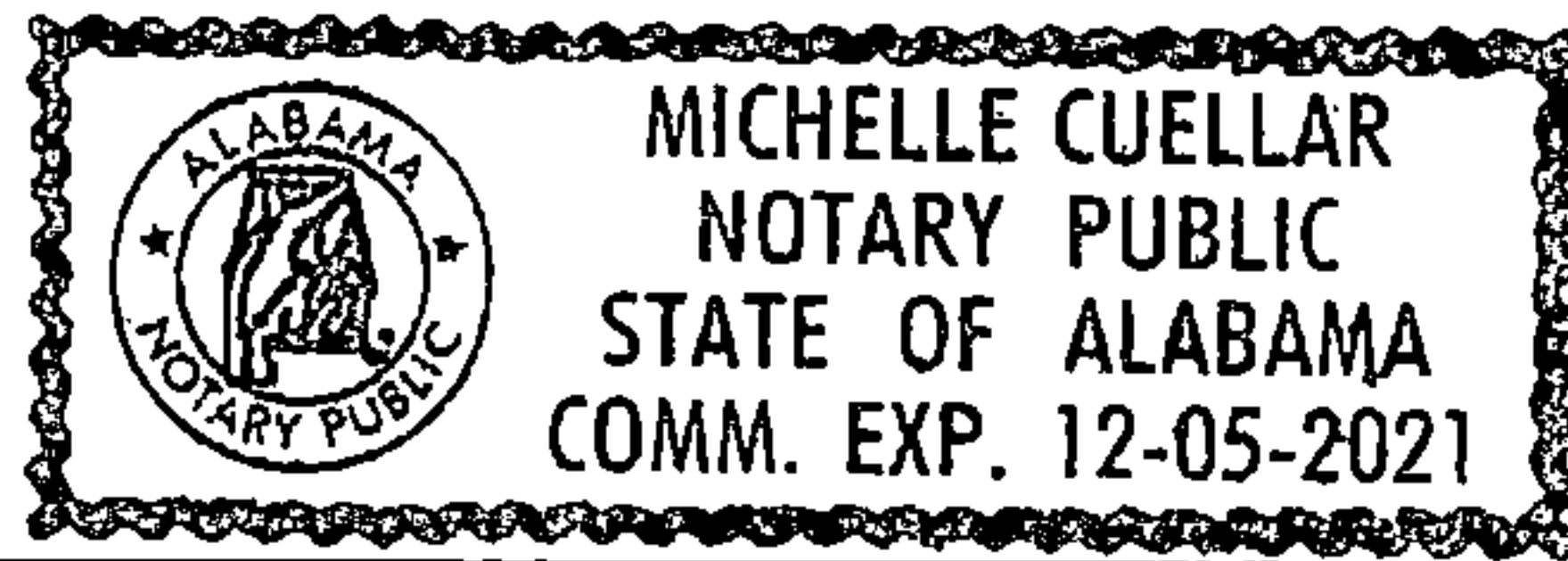
General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mary Julia Bryant, whose name is signed to the foregoing conveyance and who is known to me or otherwise presented proof of her identity, 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 the 23 day of September, 2020.

Michelle Mitchell
Notary Public

My Commission Expires: 12-5-2021



State of Alabama
County of Shelby

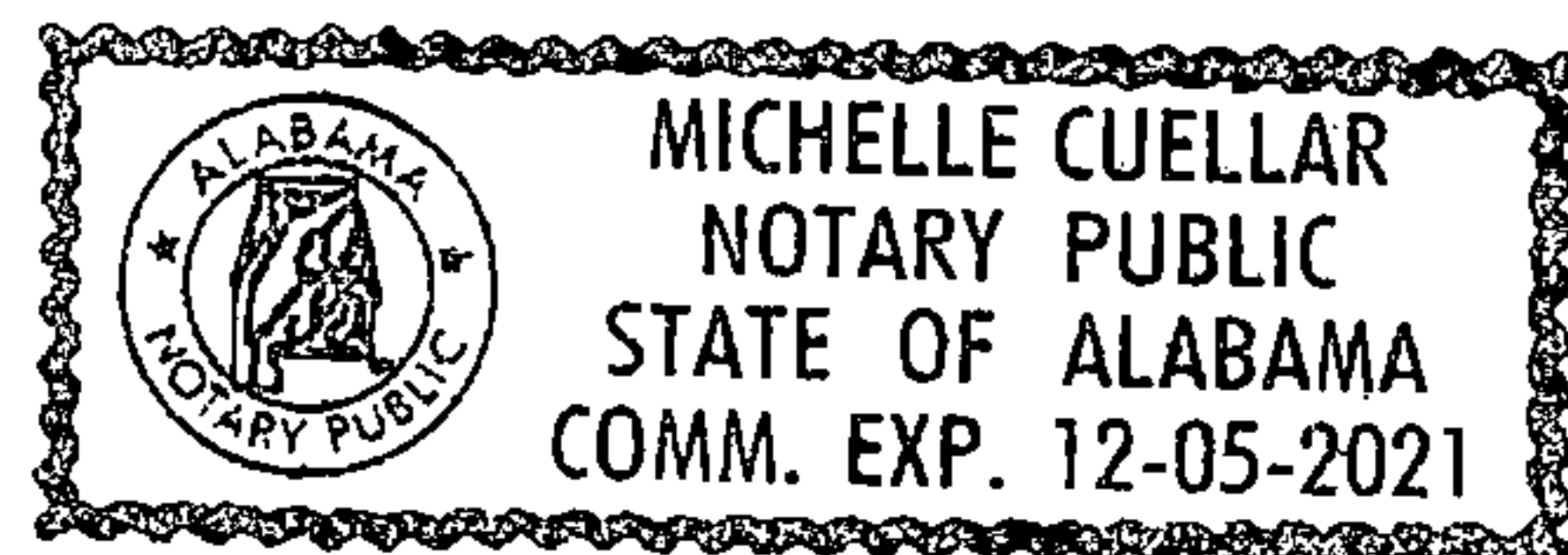
General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dennis Gerald Bryant whose name is signed to the foregoing conveyance and who is known to me or otherwise presented proof of his identity, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23 day of September, 2020.

Michelle Mitchell
Notary Public

My Commission Expires: 12-5-2021



State of Alabama
County of Shelby

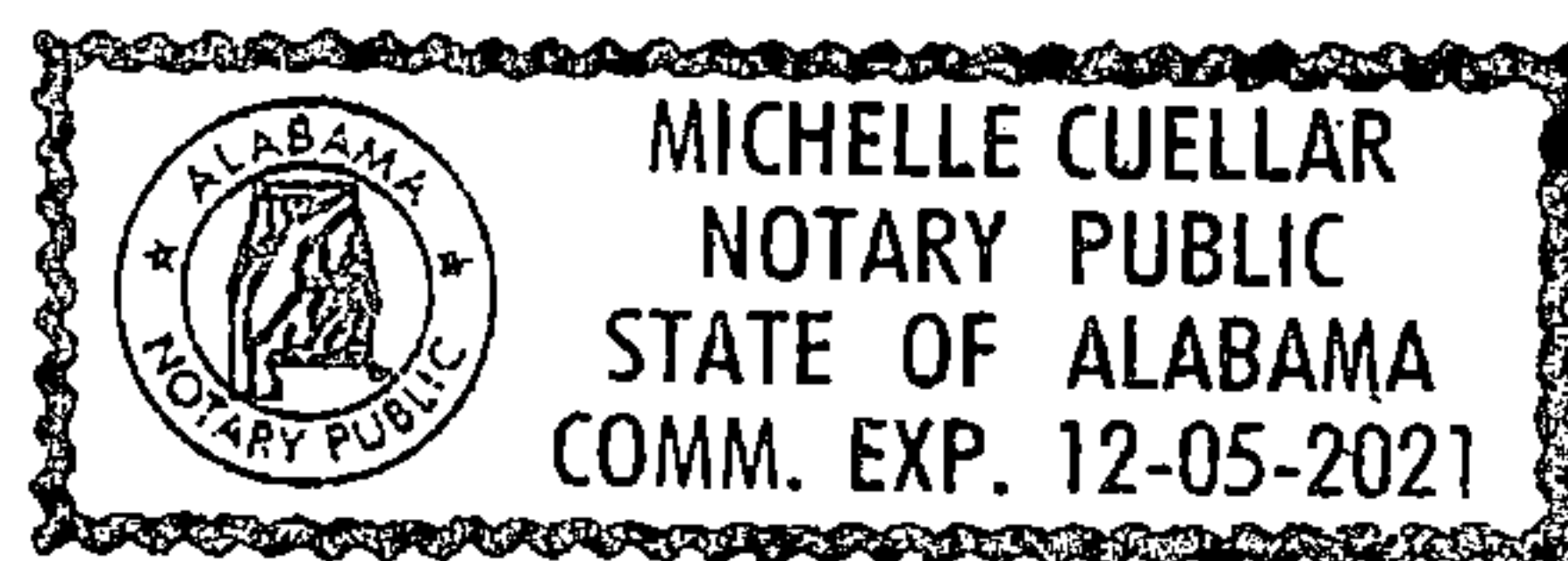
General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Margaret Lynn Bryant, whose name is signed to the foregoing conveyance and who is known to me or otherwise presented proof of her identity, 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 the 23 day of September, 2020.

Michelle Mitchell
Notary Public

My Commission Expires: 12-5-2021



State of Alabama
County of Shelby

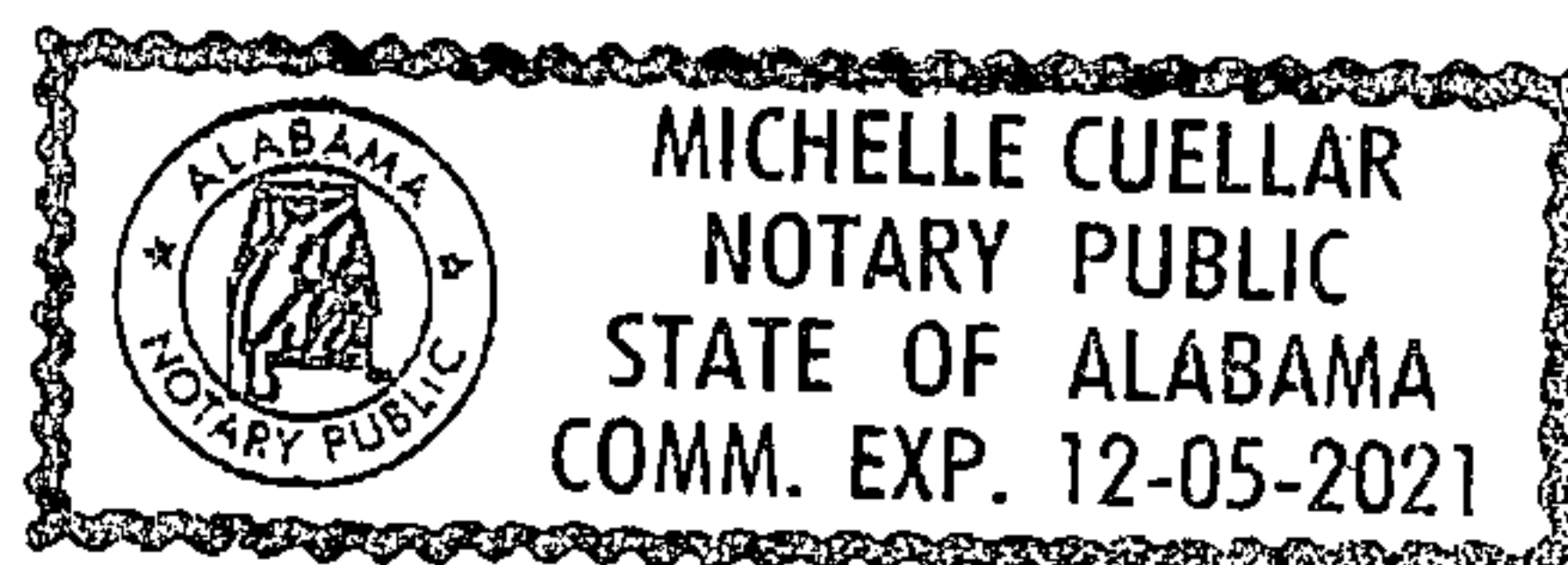
General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert Charlton Bryant, whose name is signed to the foregoing conveyance and who is known to me or otherwise presented proof of his identity, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23 day of September, 2020.

Michelle Mitchell
Notary Public

My Commission Expires: 12-5-2021





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HEIRSHIP AFFIDAVIT

STATE OF ALABAMA)

HEIRSHIP OF JULIA V. BRYANT, DECEASED

COUNTY OF JEFFERSON)

BEFORE THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, PERSONALLY APPEARED ~~GEORGE~~ ^{RB} ELIZABETH ARCHAMBAULT WHO IS KNOWN TO ME, AND WHO, BEING BY ME FIRST DULY SWORN, DEPOSES AND SAYS AS FOLLOWS: BAILEY

MY NAME IS ELIZABETH ARCHAMBAULT OVER THE AGE OF NINETEEN (19) YEARS AND LIVE AT 628 Round Road BAILEY I HAVE PERSONAL KNOWLEDGE OF THE FACTS SET OUT HEREIN.
MAYLEN, AL 35114

I WAS PERSONALLY WELL ACQUAINTED WITH JULIA V. BRYANT, (HEREIN THE "DECEDENT"), DURING HIS/HER LIFETIME, HAVING KNOWN HIM/HER AS A FRIEND 49 YEARS. THE DECEDENT DEPARTED THIS LIFE ON OR ABOUT AUGUST 16, 2020, AND WAS A RESIDENT CITIZEN OF THE STATE OF ALABAMA, AT THE TIME OF HER DEATH. THE DECEDENT DIED TESTATE; HOWEVER, TO MY KNOWLEDGE THERE HAS BEEN NO ADMINISTRATION OF HER ESTATE. AND ALL CLAIMS AGAINST THE DECEDENT'S ESTATE HAVE BEEN IDENTIFIED, DETERMINED, PAID, AND FULLY SATISFIED.

I AM WELL ACQUAINTED WITH THE FAMILY, NEXT OF KIN, AND NEAR RELATIVES OF THE DECEDENT, AND THE DECEDENT'S HEIRS AT LAW ARE, TO WIT:

NAME	RELATIONSHIP	AGE	CONDITION IN LIFE (OF SOUND MIND, DECEASED, ETC.)
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Robert C. Bryant, spouse, predeceased her			
Mary Julia Bryant, daughter, over 19, sound mind			
Dennis Gerald Bryant, son, over 19, sound mind			
Margaret Lynn Bryant, daughter, over 19, sound mind			
Robert Charlton Bryant, son, over 19, sound mind			

(PLEASE LIST ALL HEIRS AT LAW. USE ATTACHMENT, IF NECESSARY)

THERE ARE NO CHILDREN OF DECEASED CHILDREN OTHER THAN THOSE STATED ABOVE.

THIS AFFIDAVIT IS GIVEN FOR THE PURPOSE OF INDUCING A TITLE INSURANCE COMPANY TO ISSUE A BINDER OR BINDERS, COMMITMENT OR COMMITMENTS, AND/OR POLICY OR POLICIES OF TITLE INSURANCE INSURING THE TITLE TO THE PROPERTY WITHOUT EXCEPTION TO, AMONG OTHER MATTERS, TITLE TO THE DECEDENT'S HEIRS, AND IN CONSIDERATION THEREOF, THE AFFIANT HEREBY AGREES TO INDEMNIFY AND HOLD TITLE INSURANCE COMPANY HARMLESS FROM ANY AND ALL LOSS, COST, OR DAMAGES, INCLUDING ATTORNEY'S FEES, WHICH TITLE INSURANCE COMPANY MAY INCUR OR BECOME LIABLE FOR UNDER ITS INSURED CLOSING SERVICE LETTER, BINDER OR BINDERS, COMMITMENT OR COMMITMENTS, AND/OR POLICY OR POLICIES, EITHER DIRECTLY OR INDIRECTLY, AS A RESULT OF ANY MISSTATEMENT CONTAINED HEREIN.

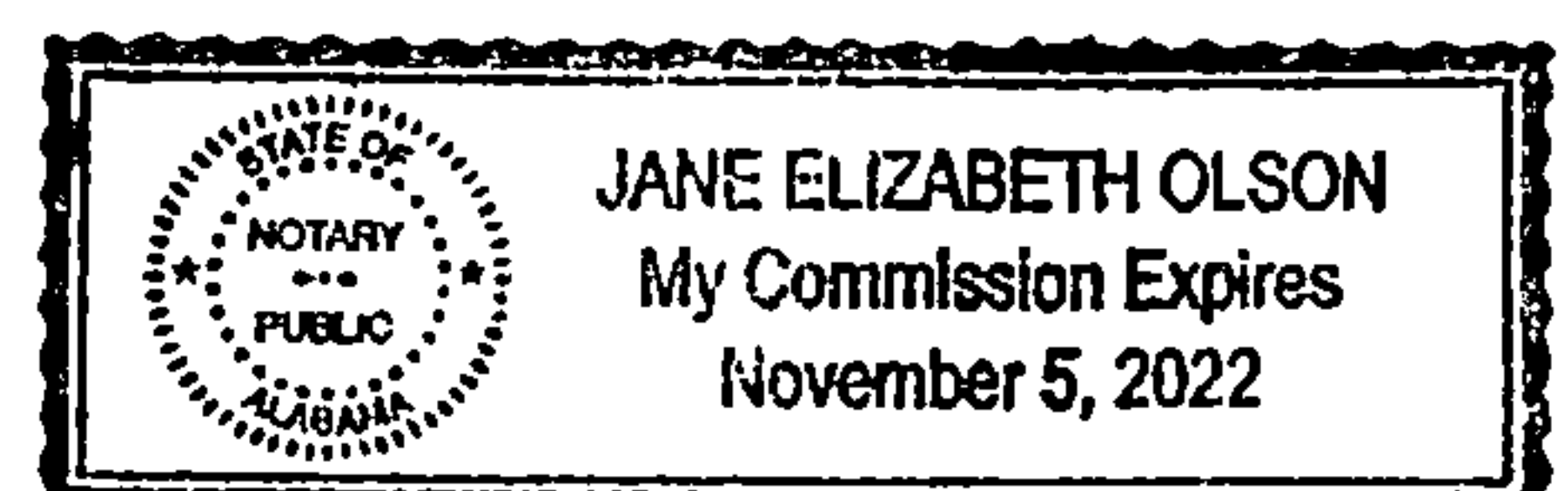
Elizabeth Archambault
Bailey - Affiant

State of Alabama

ELIZABETH ARCHAMBAULT BAILEY
Shelby County

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18th DAY OF SEPTEMBER, 2020

NOTARY PUBLIC
My Commission Expires:



HEIRSHIP AFFIDAVIT

STATE OF ALABAMA)
COUNTY OF JEFFERSON) HEIRSHIP OF JULIA V. BRYANT, DECEASED

BEFORE THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, PERSONALLY APPEARED VIRGINIA MARIE DANIEL, WHO IS KNOWN TO ME, AND WHO, BEING BY ME FIRST DULY SWORN, DEPOSES AND SAYS AS FOLLOWS:

MY NAME IS VIRGINIA MARIE DANIEL AM OVER THE AGE OF NINETEEN (19) YEARS AND LIVE AT 9293 RADFORD PLACE, WARRIOR, AL 35180, AND I HAVE PERSONAL KNOWLEDGE OF THE FACTS SET OUT HEREIN.

I WAS PERSONALLY WELL ACQUAINTED WITH JULIA V. BRYANT, (HEREIN THE "DECEDENT"), DURING HIS/HER LIFETIME, HAVING KNOWN HIM/HER AS A FRIEND 35 YEARS. THE DECEDENT DEPARTED THIS LIFE ON OR ABOUT AUGUST 16, 2020, AND WAS A RESIDENT CITIZEN OF THE STATE OF ALABAMA, AT THE TIME OF HER DEATH. THE DECEDENT DIED TESTATE; HOWEVER, TO MY KNOWLEDGE THERE HAS BEEN NO ADMINISTRATION OF HER ESTATE. AND ALL CLAIMS AGAINST THE DECEDENT'S ESTATE HAVE BEEN IDENTIFIED, DETERMINED, PAID, AND FULLY SATISFIED.

I AM WELL ACQUAINTED WITH THE FAMILY, NEXT OF KIN, AND NEAR RELATIVES OF THE DECEDENT, AND THE DECEDENT'S HEIRS AT LAW ARE, TO WIT:

NAME	RELATIONSHIP	AGE	CONDITION IN LIFE (OF SOUND MIND, DECEASED, ETC.)
Robert C. Bryant,	spouse,	predeceased	her
Mary Julia Bryant,	daughter,	over 19,	sound mind
Dennis Gerald Bryant,	son,	over 19,	sound mind
Margaret Lynn Bryant,	daughter,	over 19,	sound mind
Robert Charlton Bryant,	son,	over 19,	sound mind

(PLEASE LIST ALL HEIRS AT LAW. USE ATTACHMENT, IF NECESSARY)

THERE ARE NO CHILDREN OF DECEASED CHILDREN OTHER THAN THOSE STATED ABOVE.

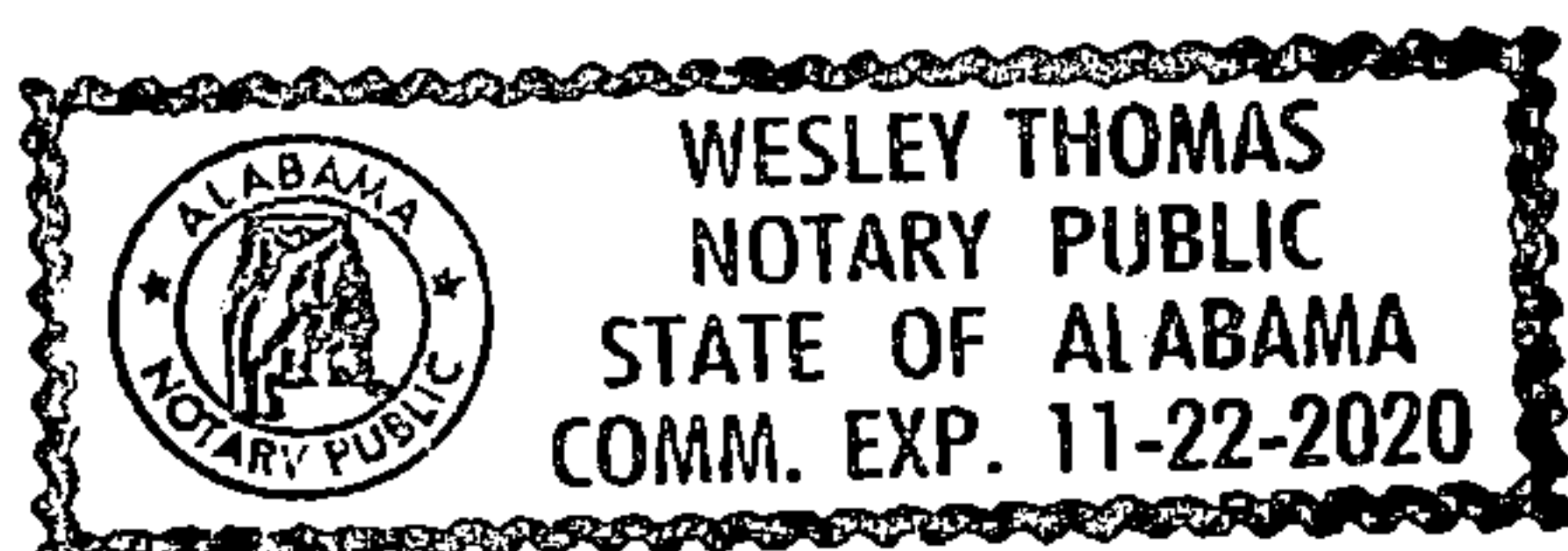
THIS AFFIDAVIT IS GIVEN FOR THE PURPOSE OF INDUCING A TITLE INSURANCE COMPANY TO ISSUE A BINDER OR BINDERS, COMMITMENT OR COMMITMENTS, AND/OR POLICY OR POLICIES OF TITLE INSURANCE INSURING THE TITLE TO THE PROPERTY WITHOUT EXCEPTION TO, AMONG OTHER MATTERS, TITLE TO THE DECEDENT'S HEIRS, AND IN CONSIDERATION THEREOF, THE AFFIANT HEREBY AGREES TO INDEMNIFY AND HOLD TITLE INSURANCE COMPANY HARMLESS FROM ANY AND ALL LOSS, COST, OR DAMAGES, INCLUDING ATTORNEY'S FEES, WHICH TITLE INSURANCE COMPANY MAY INCUR OR BECOME LIABLE FOR UNDER ITS INSURED CLOSING SERVICE LETTER, BINDER OR BINDERS, COMMITMENT OR COMMITMENTS, AND/OR POLICY OR POLICIES, EITHER DIRECTLY OR INDIRECTLY, AS A RESULT OF ANY MISSTATEMENT CONTAINED HEREIN.

Virginia Marie Daniel
VIRGINIA MARIE DANIEL Affiant

State of Alabama

JEFFERSON County

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21 DAY OF September, 2020



[Signature]
NOTARY PUBLIC
My Commission Expires:



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INK - THE BACK OF THIS DOCUMENT IS BLUE AND HAS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

ALABAMA
Center for Health Statistics
ALABAMA CERTIFICATE OF DEATH

State
File
Number

101 2020-35883

1. DECEASED LEGAL NAME Julia Varnell Bryant										2. DATE AND TIME OF DEATH Aug 16, 2020 0243	
3. ALIAS NAME (IF ANY) None Given										4. DATE AND TIME PRONOUNCED DEAD	
5. COUNTY OF DEATH Shelby			6. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE Alabaster, 35007				7. PLACE OF DEATH 155 Chestnut Drive				
8. SEX Female			9. LAST NAME PRIOR TO FIRST MARRIAGE Varnell					10. SERVED IN ARMED FORCES No			
11. AGE 92		UNDER 1 YEAR MONTHS DAYS		UNDER 1 DAY HRS MINS		12. DATE OF BIRTH Jun 13, 1928		13. BIRTHPLACE (State or Foreign Country) Alabama		14. SOCIAL SECURITY NUMBER [REDACTED]	
15. MARITAL STATUS Widowed			16. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE					17. RESIDENCE STATE Alabama			
18. RESIDENCE COUNTY Shelby			19. CITY, TOWN OR LOCATION AND ZIP CODE Alabaster, 35007				20. STREET ADDRESS 155 Chestnut Drive				
21. INFORMANT NAME, RELATIONSHIP AND ADDRESS Julie Bryant, Daughter, 155 Chestnut Drive, Alabaster, AL 35007											
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE Glenn Lafayette Varnell						23. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE Mary Nettleman					
24. DISPOSITION OF BODY Burial			25. CEMETERY OR CREMATORY Valhalla Cemetery				26. LOCATION Midfield, Alabama				
27. DATE OF DISPOSITION Aug 18, 2020			28. FUNERAL DIRECTOR Jeff A Estes				29. LICENSE NUMBER 4504		30. DATE SIGNED Aug 20, 2020		
31. FUNERAL HOME NAME AND ADDRESS John Ridouts Mortuary-Elmwood, 800 Dennison Ave SW, Birmingham, AL 35211										32. LICENSE NUMBER	
33. MEDICAL CERTIFICATION: Certifying Physician											
34. NAME Neal Steil MD						35. LICENSE NUMBER 28603		36. DATE SIGNED Aug 20, 2020			
37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH 245 Cahaba Valley Parkway, Suite 110, Pelham, Alabama 35124											
38. REGISTRAR Nicole Henderson Rushing										39. DATE FILED Aug 20, 2020	

CAUSE OF DEATH

40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH								INTERVAL					
IMMEDIATE CAUSE A. Alzheimers Disease DUE TO (OR AS A CONSEQUENCE OF):								Unknown					
UNDERLYING CAUSE	B. DUE TO (OR AS A CONSEQUENCE OF):												
	C. DUE TO (OR AS A CONSEQUENCE OF):												
	D. DUE TO (OR AS A CONSEQUENCE OF):												
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH													
42. MANNER OF DEATH Natural Causes		43. PREGNANT (IF FEMALE)		44. AUTOPSY Unk		45. FINDINGS CONSIDERED Unk		46. TOXICOLOGY Unk		47. FINDINGS CONSIDERED Unk		48. TOBACCO USE CONTRIBUTED TO DEATH Unknown	
49. HOW INJURY OCCURRED													
50. DATE AND TIME OF INJURY				51. INJURY AT WORK				52. IF TRANSPORTATION INJURY, SPECIFY					
53. PLACE OF INJURY				54. LOCATION OF INJURY									

ADPH HS E2/REV 01-16

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2020-347-805-0

August 21, 2020

Nicole H. Rushing
Nicole Henderson Rushing
State Registrar of Vital Statistics