

THIS INSTRUMENT PREPARED BY:

Alan C. Keith  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:

Brian J. Varnell  
Jennifer D. Varnell  
164 Lauchlin Lane  
Pelham, AL 35124

**STATE OF ALABAMA     )**

**JOINT SURVIVORSHIP DEED**

**COUNTY OF JEFFERSON)**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **THREE HUNDRED EIGHTY NINE THOUSAND TWO HUNDRED THIRTEEN AND 00/100 (\$389,213.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Shanon M. Fox, and spouse, James William Fox** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Brian J. Varnell and Jennifer D. Varnell** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 1117, according to the Survey of Lauchlin at Ballantrae, Phase II, as recorded in Map Book 38, Page 114, in the Probate Office of Shelby County, Alabama.**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

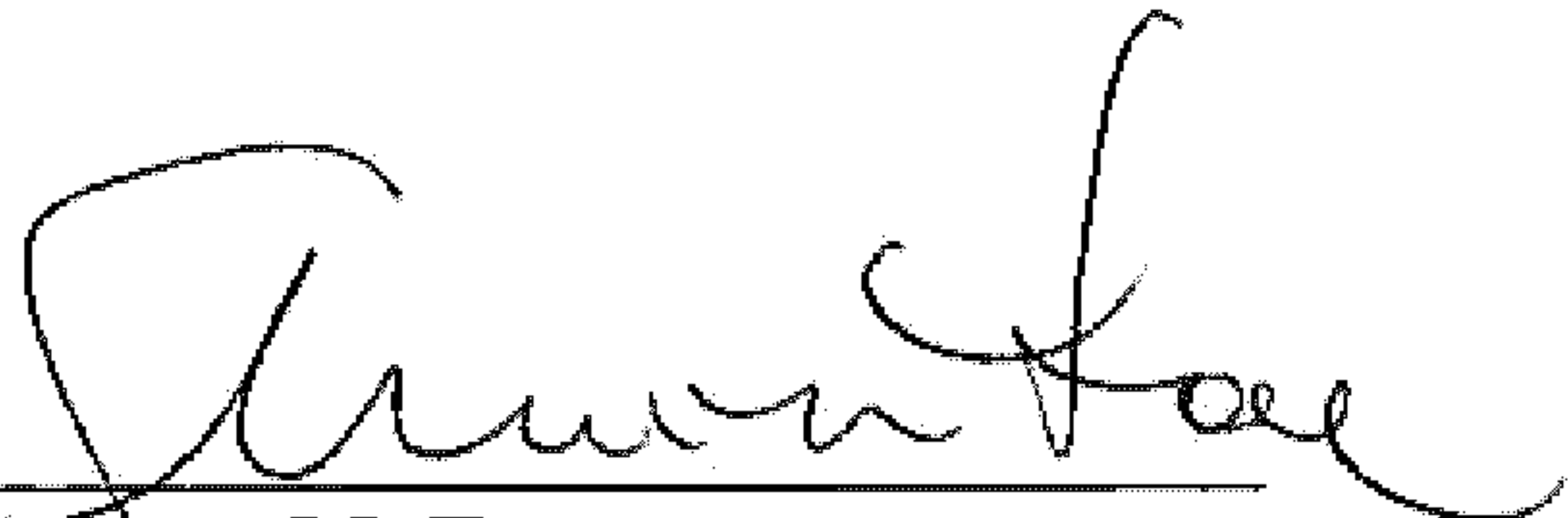
**Property Address: 164 Lauchlin Lane Pelham, AL, 35124**

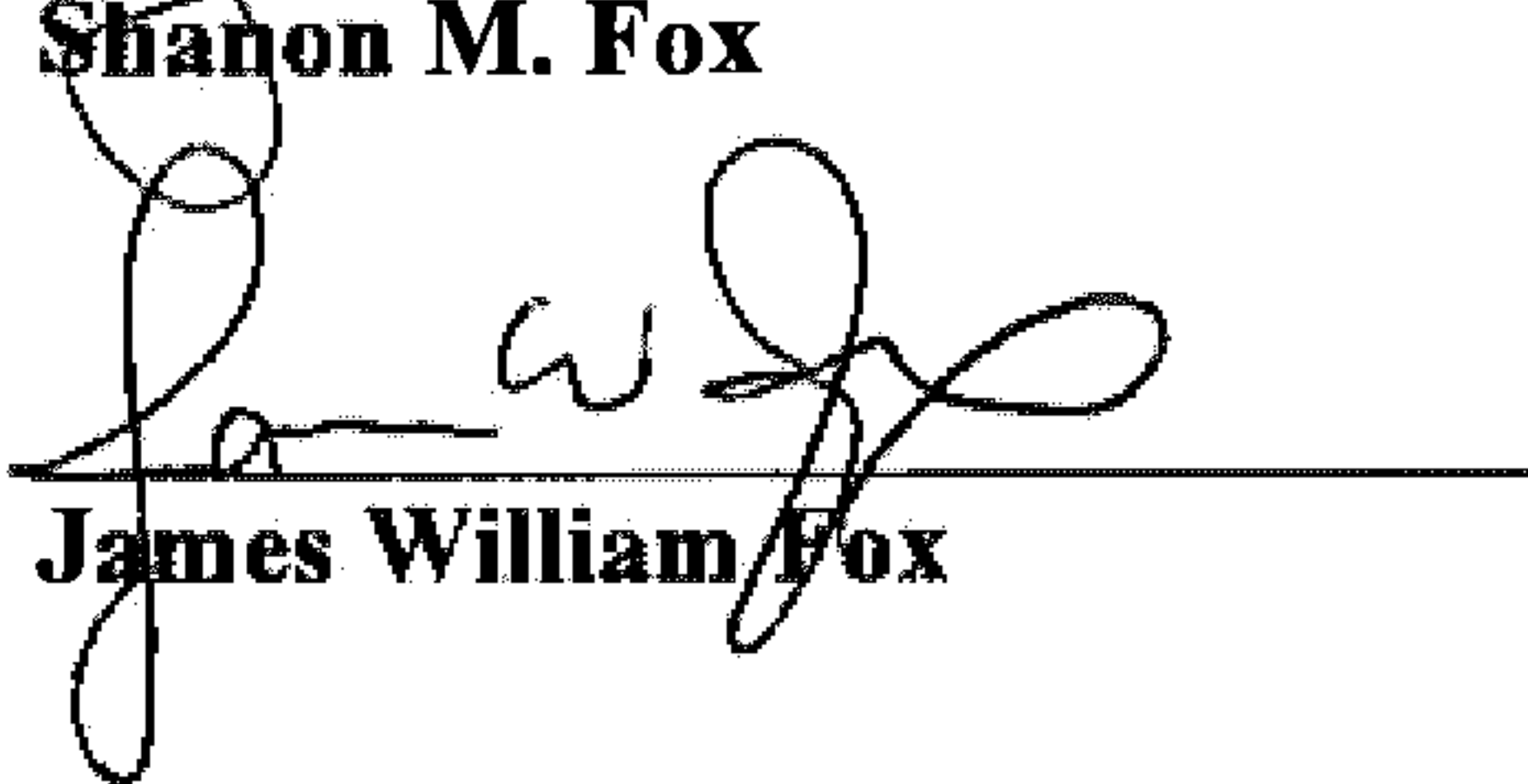
**\$311,370.00** of the above-recited purchase price was paid from a mortgage loan Closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS'

heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.  
IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **September 25, 2020.**

  
\_\_\_\_\_  
**Shanon M. Fox**

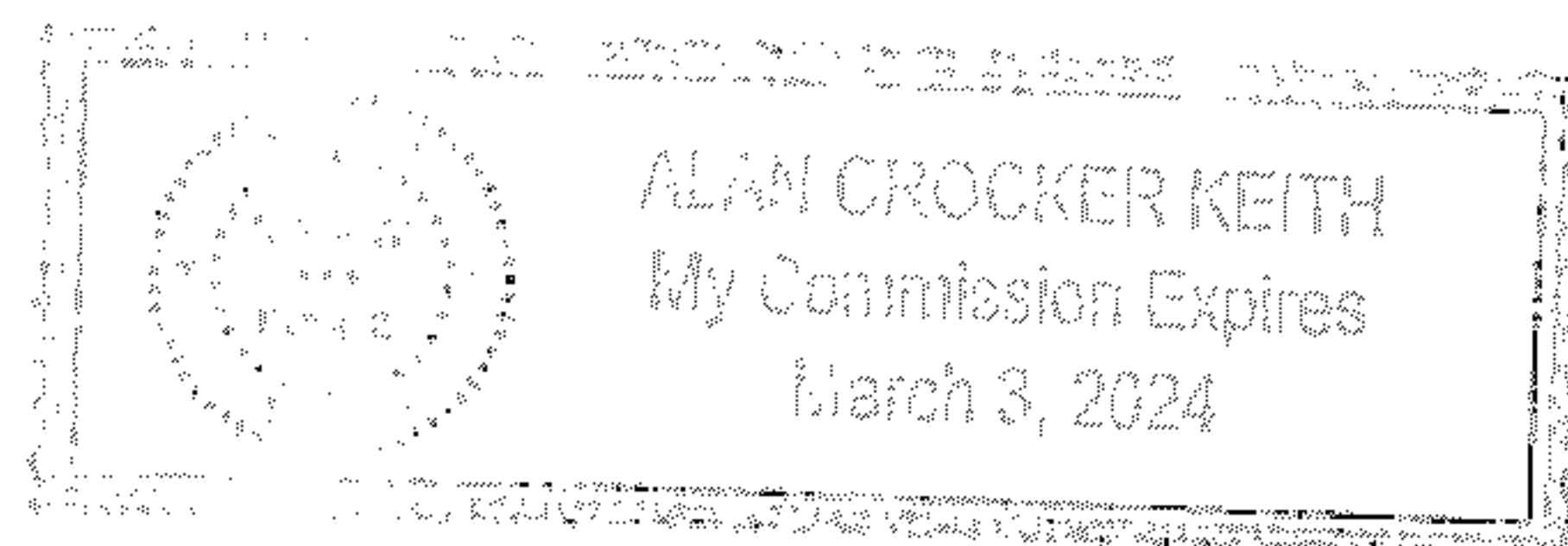
  
\_\_\_\_\_  
**James William Fox**

STATE OF ALABAMA    )  
                                 :  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Shanon M. Fox and James William Fox**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **September 25, 2020.**

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: **03/03/2024**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/01/2020 08:16:52 AM  
\$103.00 JESSICA  
20201001000443070

