

Send Tax Notice to:

500 Comanche St.
Montevallo, AL 35115

20201002000448020

10/02/2020 03:57:24 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 Seventeen Thousand and 00/100 Dollars (\$217,000.00)**, 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, **James T. Stephens and Paula N. Stephen, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is **101 Heritage Trace Parkway, Montevallo, AL 35115** grant, bargain, sell and convey unto **Ralph Hoffman and Debra L. Hoffman** herein referred to as grantees) whose mailing address is 500 Comanche St Montevallo AL 35115

_____ 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 **500 Comanche St, Montevallo, AL 35115** to wit:

Lot 80, according to the Survey of Indian Highlands, Third Addition, as recorded in Map Book 6, Page 28, 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.

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 29 day of September, 2020

James T. Stephens
James T. Stephens

Paula N. Stephens
Paula N. Stephens

STATE OF Alabama

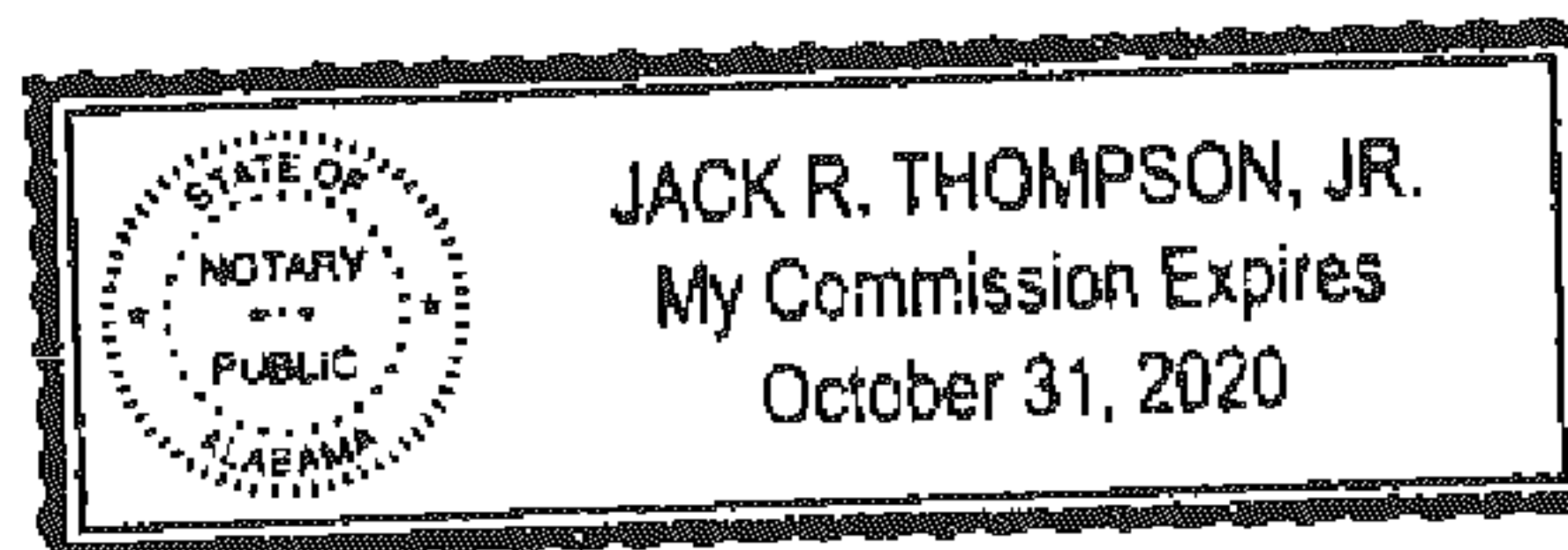
Shelby COUNTY ss:

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **James T. Stephens and Paula Stephens** 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, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 29 day of Sept, 2020

My Commission Expires: 10-31-2020

Jack R. Thompson, Jr.
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
ATB1901



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2020 03:57:24 PM
\$242.00 JESSICA
20201002000448020

Alvin S. Bayl