

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Katherine D. Blount
4861 Southlake Pkwy
Hoover, AL 35244-3253

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **SEVEN HUNDRED TEN THOUSAND AND 00/100 Dollars (\$710,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

John Cloyd Lenart, an unmarried man and Katrina Lenart, an unmarried woman

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Katherine D. Blount and Wendell D. Blount, Jr.

(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 20 according to the Survey of Southlake First Addition as recorded in Map Book 14 page 31 in the Probate Office of Shelby County Alabama

\$410,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2021 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

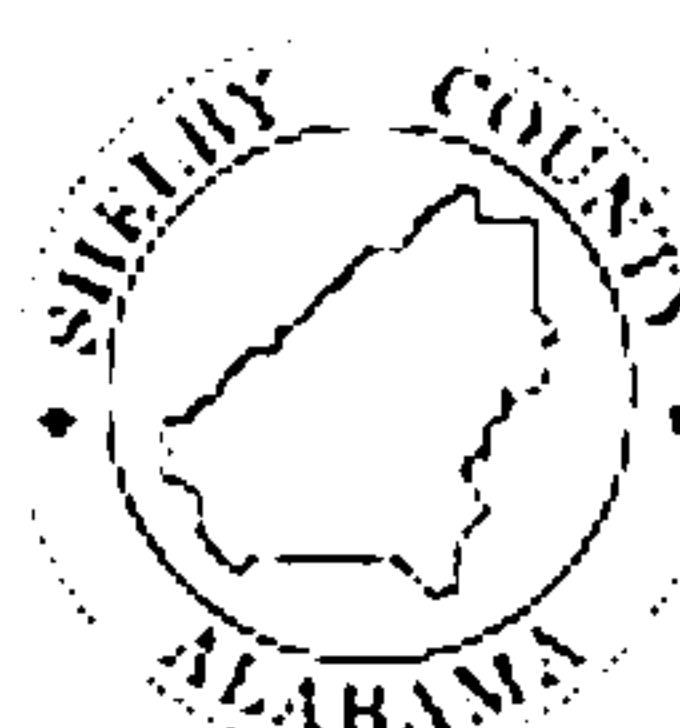
And we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 29th day of October, 2020

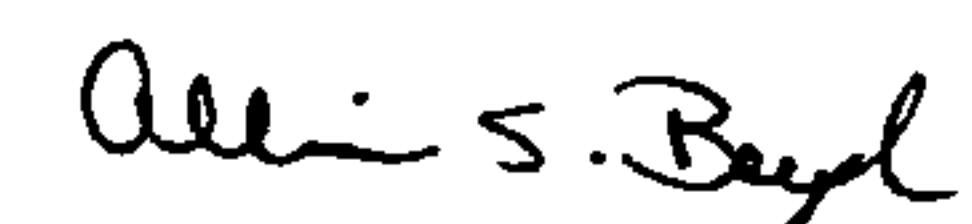

John Cloyd Lenart by Katrina Lenart, his Attorney-In-Fact


Katrina Lenart

**STATE OF ALABAMA
COUNTY OF JEFFERSON**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2020 12:40:05 PM
\$322.00 CHARITY
20201105000503510



I, the undersigned Notary Public in and for said County and State, hereby certify that Katrina Lenart and Katrina Lenart as attorney in fact for John Cloyd Lenart whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, both individually and in her capacity as attorney in fact for John Cloyd Lenart executed the same voluntarily on the day the instrument was date.

Given under my hand and official seal this 29th day of October, 2020.

Notary Public: David P. Condon
My Commission Expires: 02.12.2022

