

Send Tax Notice to:

20201116000522750

11/16/2020 12:57:57 PM

DEEDS 1/2

Timothy Russell Taylor and Christyn Joy Taylor

52 Red Oaks Rd

Helena AL 35080

[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 **One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00)** 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, **William Jacob Mays and wife Lindsey Faith Buckner n/k/a Lindsey Buckner Mays** (herein referred to as grantor, whether one or more) whose mailing address is 1815 Southpointe Drive, Hoover, AL 35244 grant, bargain, sell and convey unto **Timothy Russell Taylor and Christyn Joy Taylor** (herein referred to as grantees) whose mailing address 52 Red Oaks Rd Helena AL 35080, 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 **8019 Rockhampton Circle, Helena, AL 35080** to wit:

**LOT 405, ACCORDING TO THE SURVEY OF WYNDHAM, ROCKHAMPTON SECTOR, AS RECORDED IN MAP BOOK 23, PAGE 39, 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.

**\$142,500.00 OF THE CONSIDERATION RECITED ABOVE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith**

**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 28 day of Oct, 2020

Effective date: 11-13-20

William Jacob Mays

William Jacob Mays

Lindsey Faith Buckner

NKA

Lindsey Faith Buckner n/k/a

Lindsey Buckner Mays

STATE OF Colorado

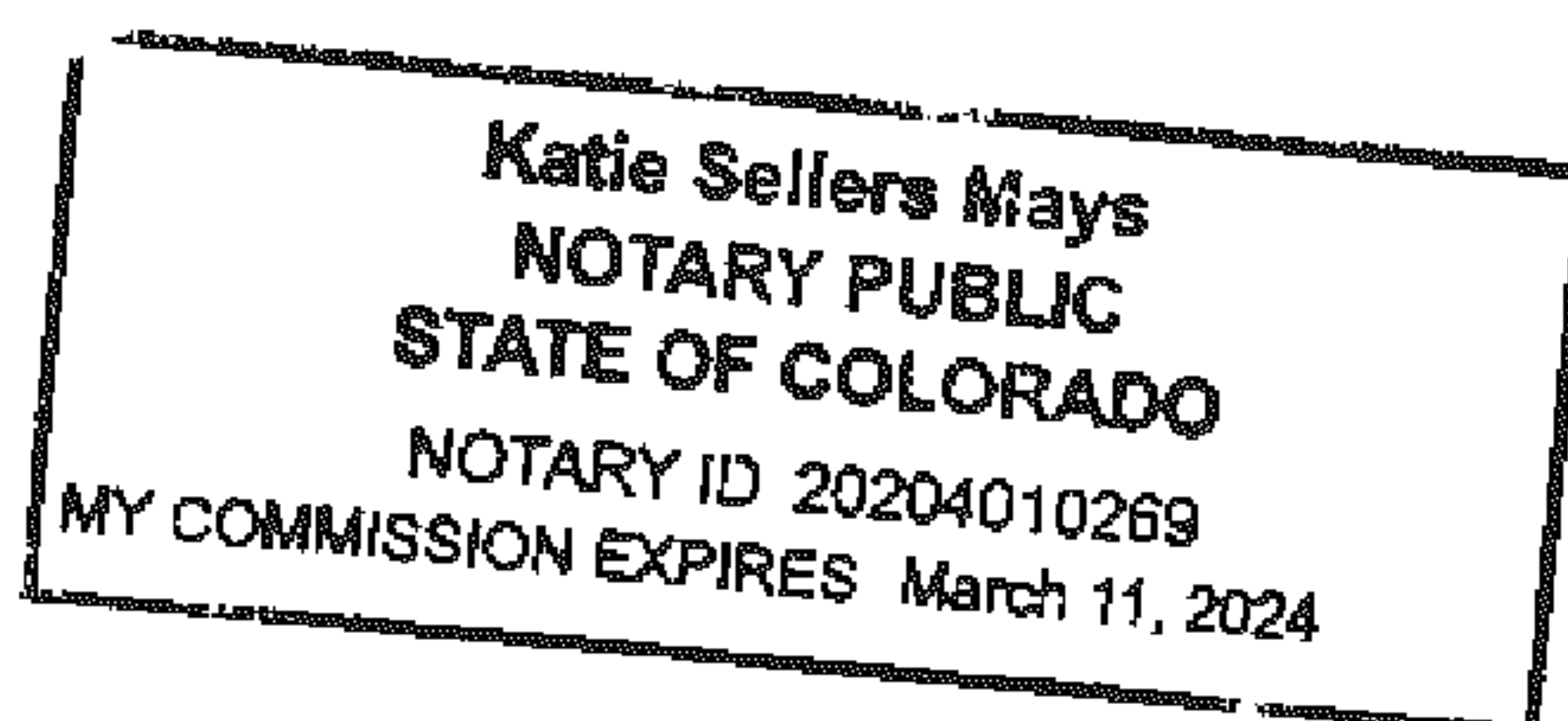
Garfield COUNTY

I, Katie Sellers Mays, a Notary Public in and for said county in said state, hereby certify that William Jacob Mays and Lindsey Faith Buckner n/k/a Lindsey Buckner Mays 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, he/she/they, executed the same voluntarily for themselves.

WITNESS my hand and official seal in the county and state aforesaid this the 28<sup>th</sup> day of October, 2020

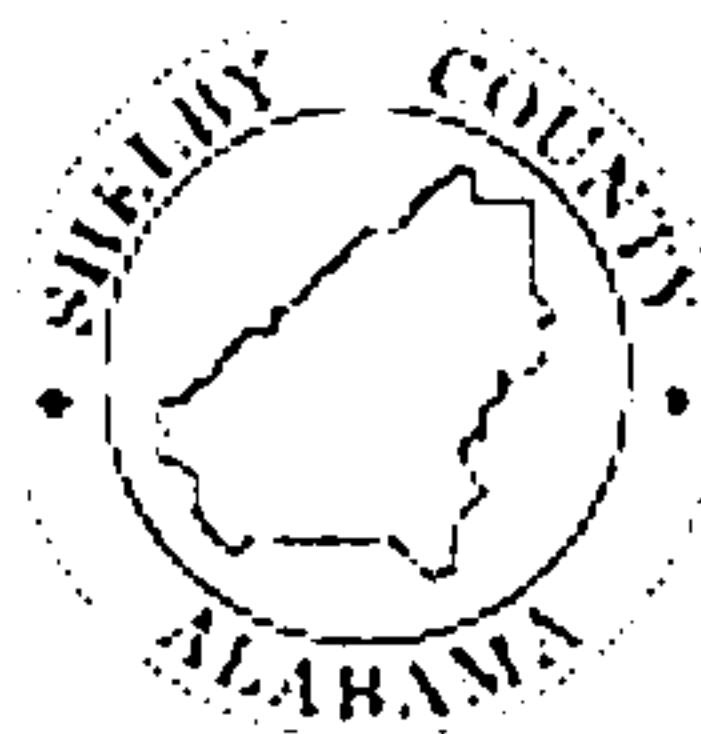
My Commission Expires: 03/11/2024

Katie Sellers Mays  
Notary Public



(S E A L)

This instrument was prepared by:  
Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr., LLC  
(205) 410-7591  
416 Yorkshire Drive  
Birmingham, AL 35209  
(205) 410-7591  
ATB 1957



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/16/2020 12:57:57 PM  
\$72.50 CHERRY  
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Allen S. Bayl