

Send tax notice to: Stephen Lynn Garrett, Jr., 33 Indian Forest Trail, Pelham, Al. 35124

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., St.160, Birmingham, Al. 35243

**WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four hundred twenty-nine thousand nine hundred and no/100 (\$429,900.00)** Dollars the amount of which can be verified by the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

**Brandon A. Horton and his wife Jeannie E. Horton, whose mailing address is:**

5120 Selkirk Drive, Ste 200 Birmingham, AL 35242

(herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto

Stephen Lynn Garrett, Jr. And Melinda J. Garrett  
**whose mailing address is:**  
**33 Indian Forest Trail, Pelham, Al. 35124**

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 33 Indian Forest Trail, Pelham, Al. 35124 to-wit:

Lot 8, Block 2, according to the Survey of Indian Forest Estates, as recorded in Map Book 5, Page 134 in the Probate Office of Shelby County, Alabama.

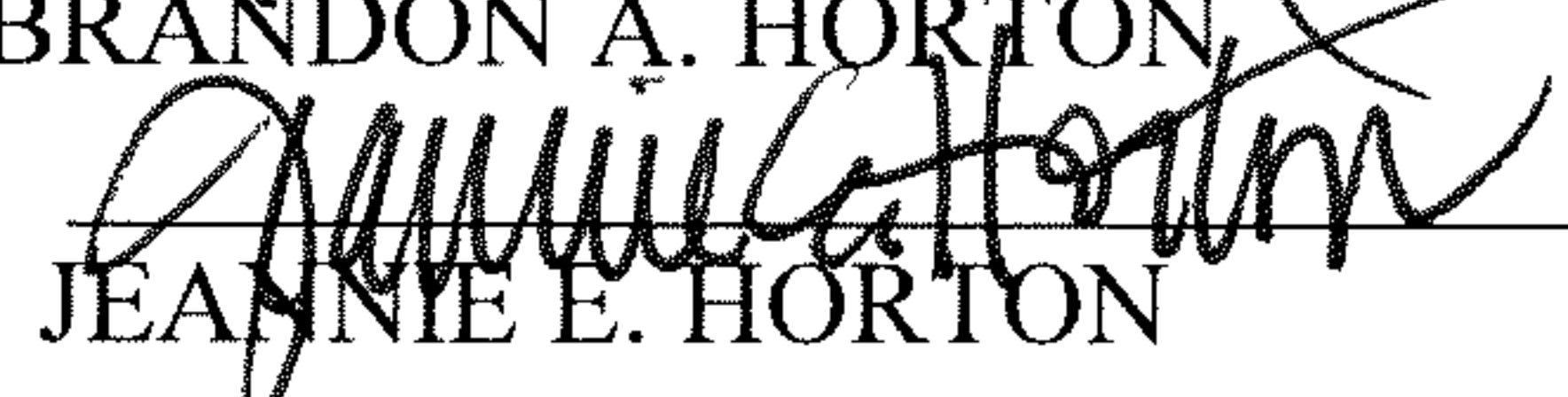
Subject to: All easements, restrictions and rights of way of record.

\$343,920.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD 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 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 we have hereunto set our hands(s) and seal(s) this 3<sup>rd</sup> day of November 2020.

  
BRANDON A. HORTON (SEAL)  
  
JEANNIE E. HORTON (SEAL)

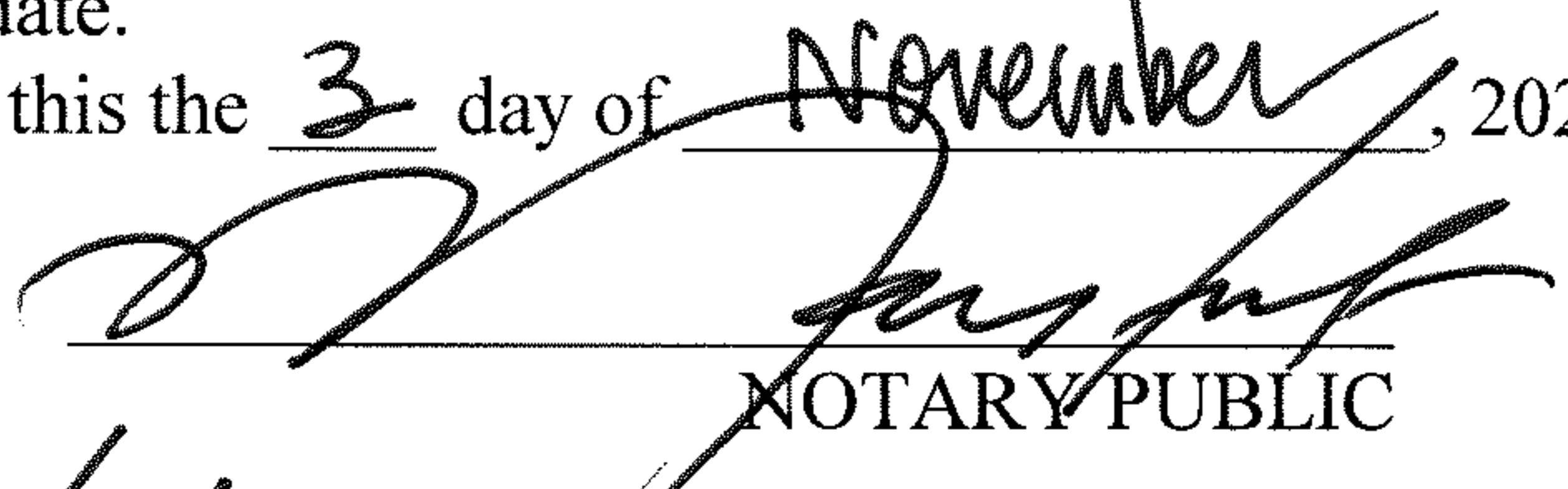
State of ALABAMA  
County of JEFFERSON

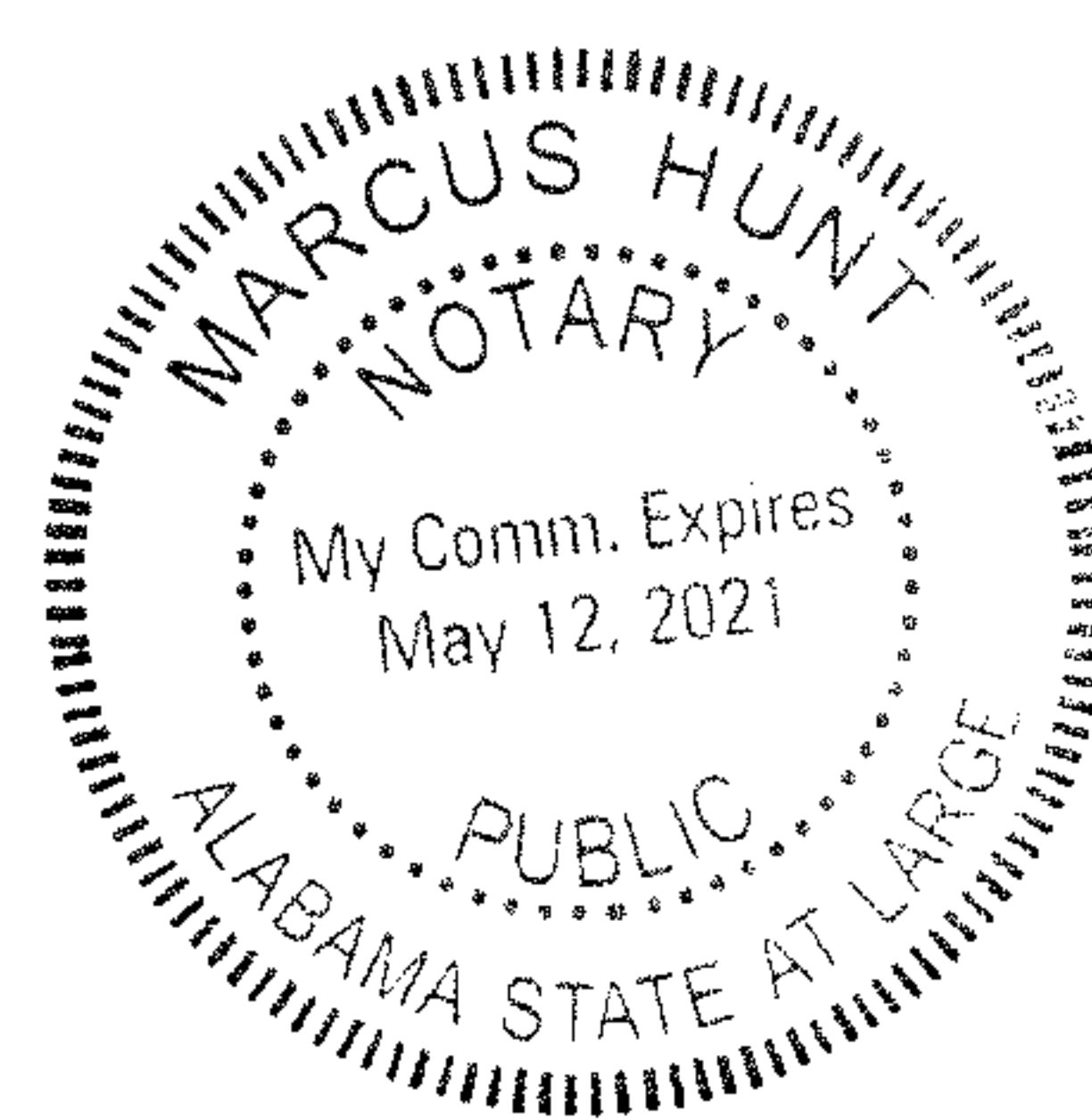
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brandon A. Horton and his wife Jeannie E. Horton, whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3 day of November, 2020.

My commission expires:

5/12/21

  
NOTARY PUBLIC



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/04/2020 08:10:21 AM  
\$111.00 CHARITY  
20201204000554310

