

20201207000557730

12/07/2020 09:43:40 AM

DEEDS 1/2

Prepared by:

Marcus Hunt

2870 Old Rocky Ridge Rd., Suite 160

Birmingham, AL 35243

Send Tax Notice To:

Paige Alison Tew

Phyllis Thoele Guysinger

Robert Vincent Tew

719 Old Cahaba Dr.

Helena, AL 35080

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Fifty Five Thousand Dollars and No Cents (\$255,000.00) 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 whereof is acknowledged, I or we

Kathy W. Jordan, an unmarried person, whose mailing address is:

507 Teal Loop West Monroe La. 71291

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

Paige Alison Tew, Phyllis Thoele Guysinger, and Robert Vincent Tew, whose mailing address is:

719 Old Cahaba Dr., Helena, AL 35080

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 719 Old Cahaba Dr., Helena, AL 35080 to-wit:

Lot 646, according to the Survey of Old Cahaba, Westchester Sector, recorded in Map Book 23, Page 150, in the Office of the Judge of Probate of Shelby County, Alabama.

Kathy W. Jordan is the surviving grantee of that certain Warranty Deed recorded in Instrument # 20110128000030630 recorded on January 28, 2011 in the Probate of Shelby County, Alabama. Kenneth W. Jordan is deceased, having died on or around September 9, 2019.

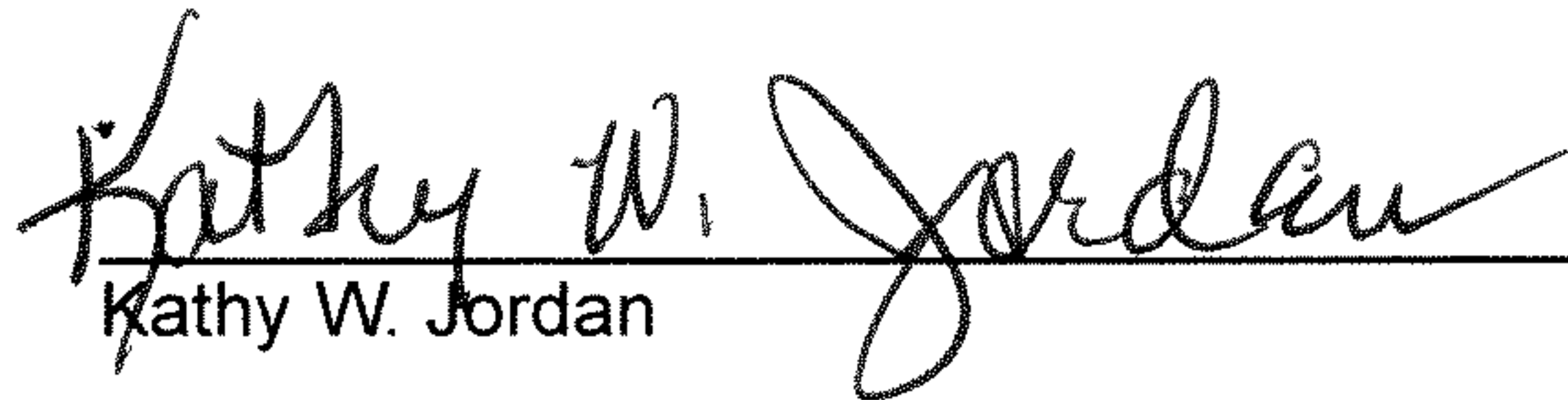
Subject to: All easements, restrictions and rights of way of record.

\$242,250.00 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 warrants 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 20 day of November, 2020.

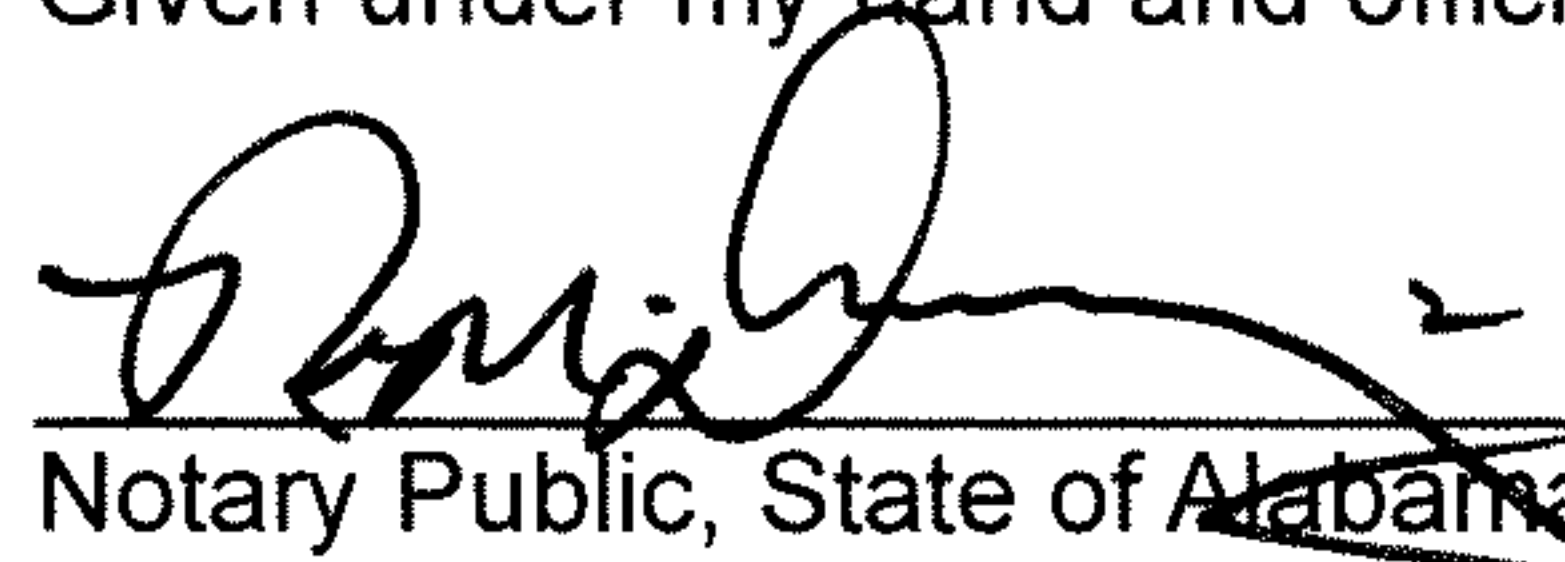

Kathy W. Jordan

State of Alabama

County of Jefferson

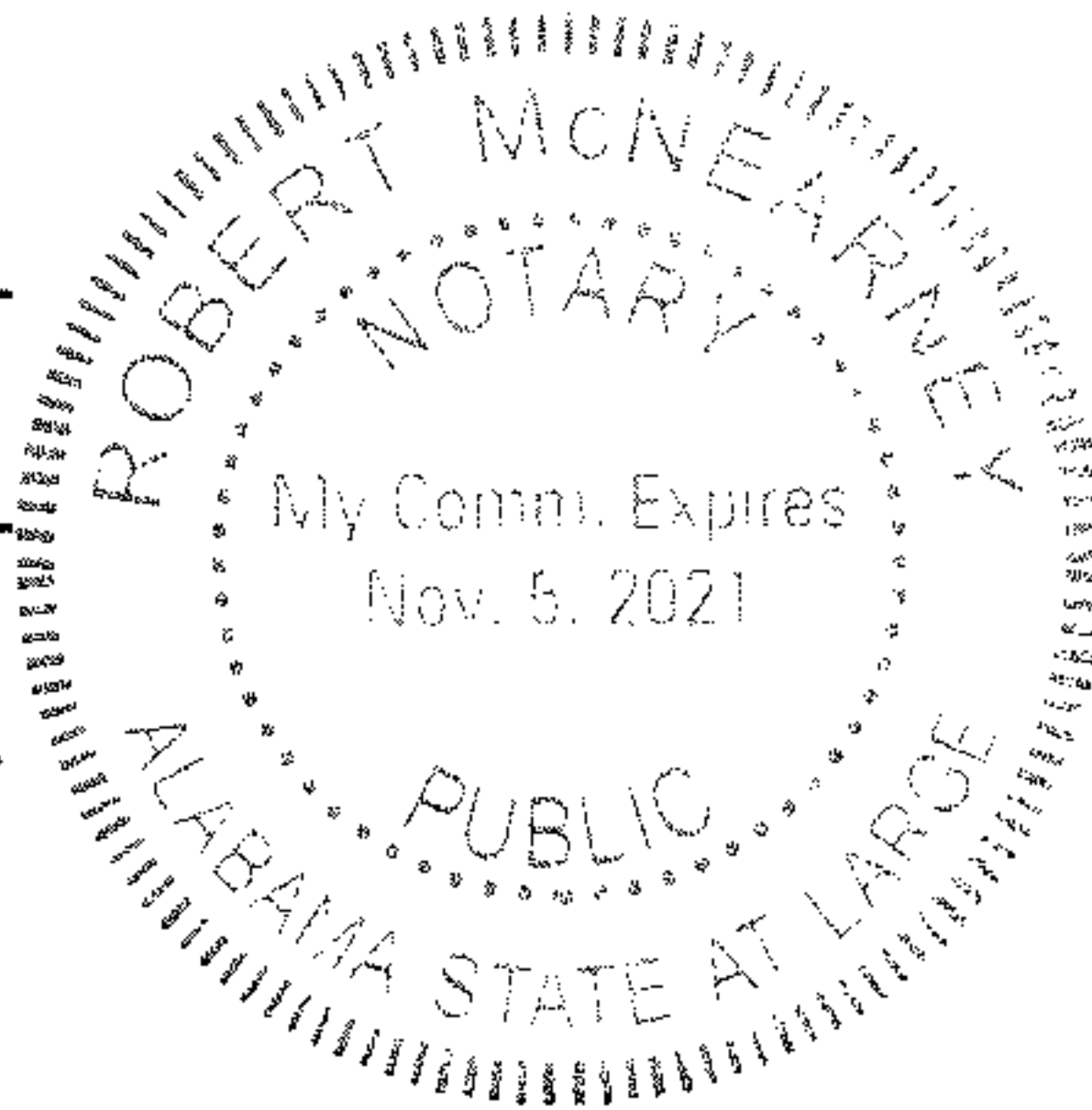
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathy W. Jordan, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed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

Given under my hand and official seal this the 20th day of November, 2020.


Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/07/2020 09:43:40 AM
\$38.00 CHERRY
20201207000557730

