

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Kenneth Floyd Jernigan
Susan Higgins Jernigan
900 Ryecroft Rd
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Forty-Seven Thousand Five Hundred and 00/100 Dollars (\$247,500.00),being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

Dianne Talyor, unmarried
(herein referred to as Grantor) do grant, bargain, sell and convey unto
Kenneth Floyd Jernigan and Susan Higgins Jernigan
(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 1, Block 3, according to the Survey of Cahaba Valley Estates Third Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama.

Dianne Talyor is the surviving grantee of deed recorded in Inst. No. 20041119000639150. The other grantee, Jack Talyor, having died on or about the 11th day of September, 2019.

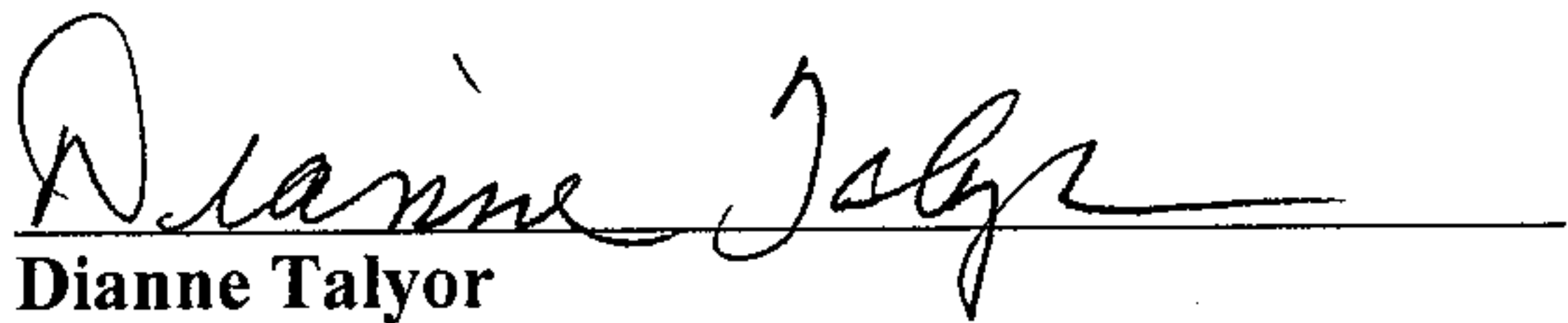
\$198,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 the 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal, this December 4, 2020.

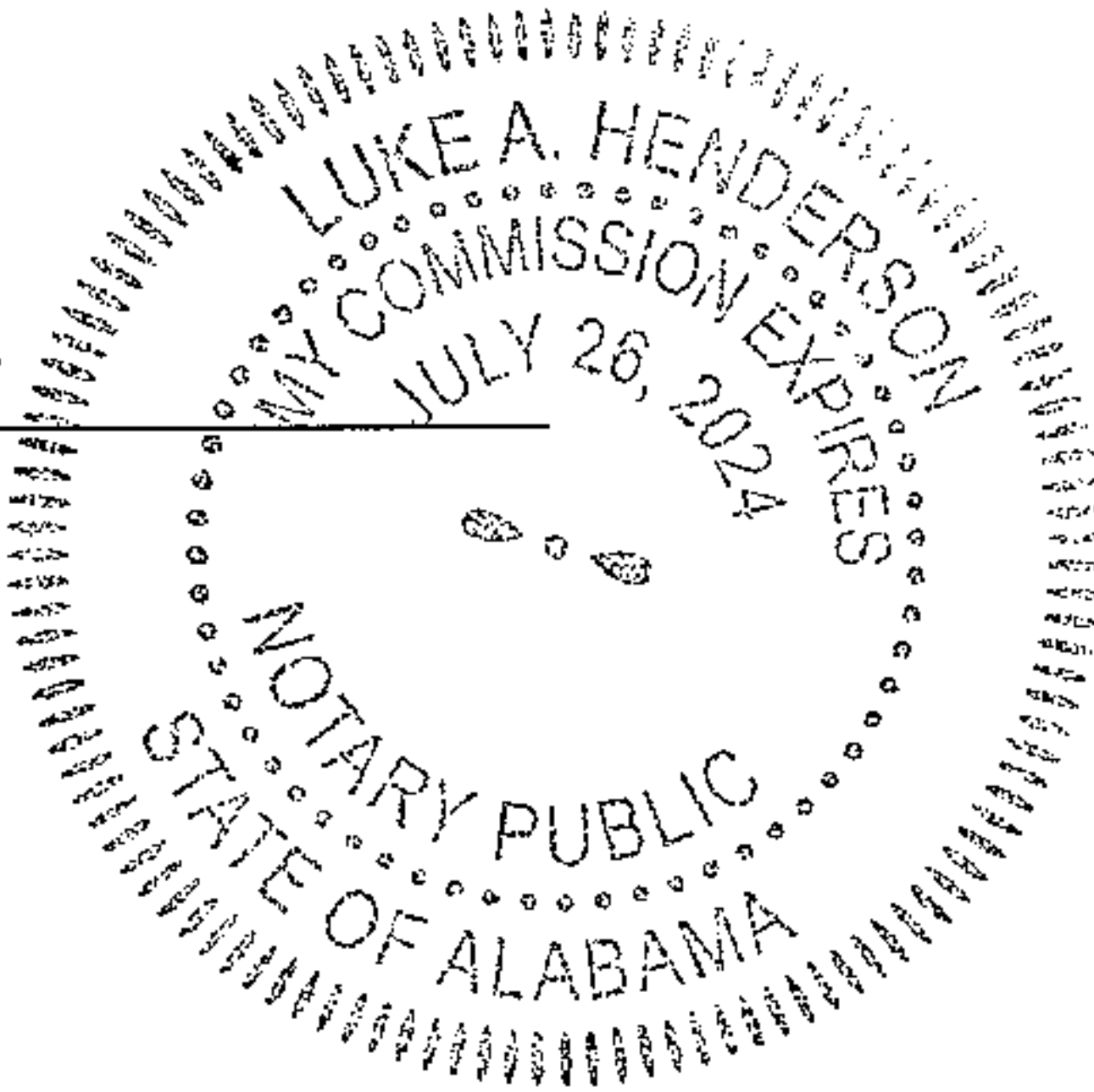

Dianne Talyor

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Dianne Talyor**, unmarried, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Dianne Talyor executed the same voluntarily on the day the same bears date.

Given under my hand and seal this December 4, 2020.


Notary Public



My Commission Expires: 7/26/2024

Grantor's Address: P.O. Box 218 Pelham, AL 35124

Property Address: 900 Ryecroft Rd, Pelham, AL 35124



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2020 09:49:26 AM
\$71.50 CHARITY
20201208000560330

