

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Katherine Kelson
James Roy Matlock
Ann Louise Matlock
1012 Dublin Way
Birmingham, AL 35242

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 Six Thousand Five Hundred Dollars and No Cents (\$256,500.00)** 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

Billy F. Karr and Malinda L. Karr, husband and wife, whose mailing address is:

63 Hawthorn St Bham AL 35242

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

Katherine Kelson, James Roy Matlock, and Ann Louise Matlock, whose mailing address is:

1012 Dublin Way, Birmingham, AL 35242

(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: 1012 Dublin Way, Birmingham, AL 35242 to-wit:

Lot 66, according to the Map and Survey of Dunnavant Square, as recorded in Map Book 39, Page 119 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$205,200.00 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 I(we) have hereunto set my (our) hand(s) and seal(s), this 8 day of December, 2020.

Billy F. Karr
Billy F. Karr

Malinda L. Karr
Malinda L. Karr

State of Alabama

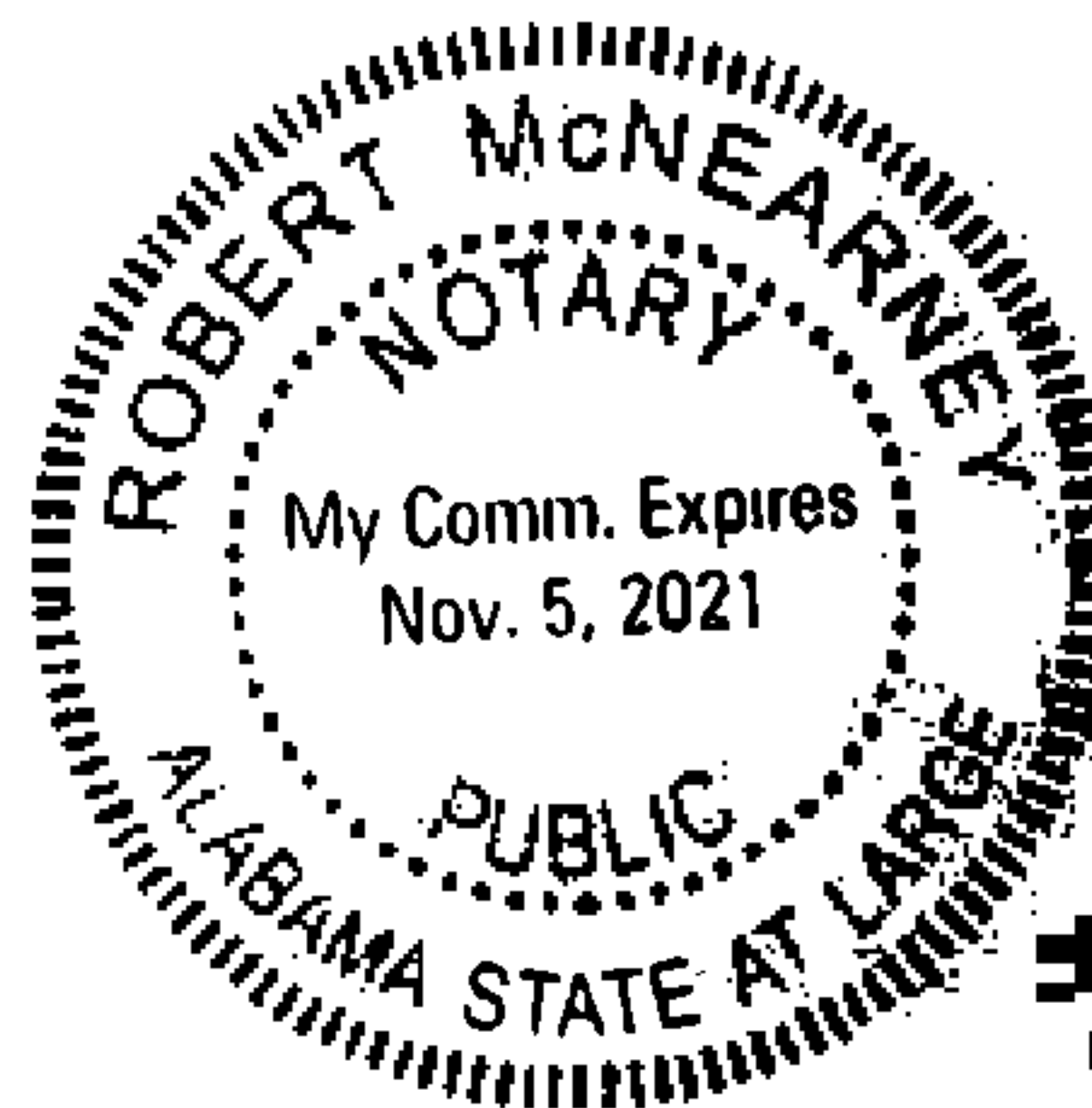
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy F. Karr and ~~Malinda L. Karr~~, 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 8th day of December, 2020.

Robert McNearney
Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires: 11/5/21



IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this *8th* day of December, 2020.

Billy F. Karr

Malinda L. Karr

Malinda L. Karr

State of Alabama

County of *Baldwin*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy F. Karr and Malinda L. Karr, 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 8th day of December, 2020.

LeAnn M. Ammond

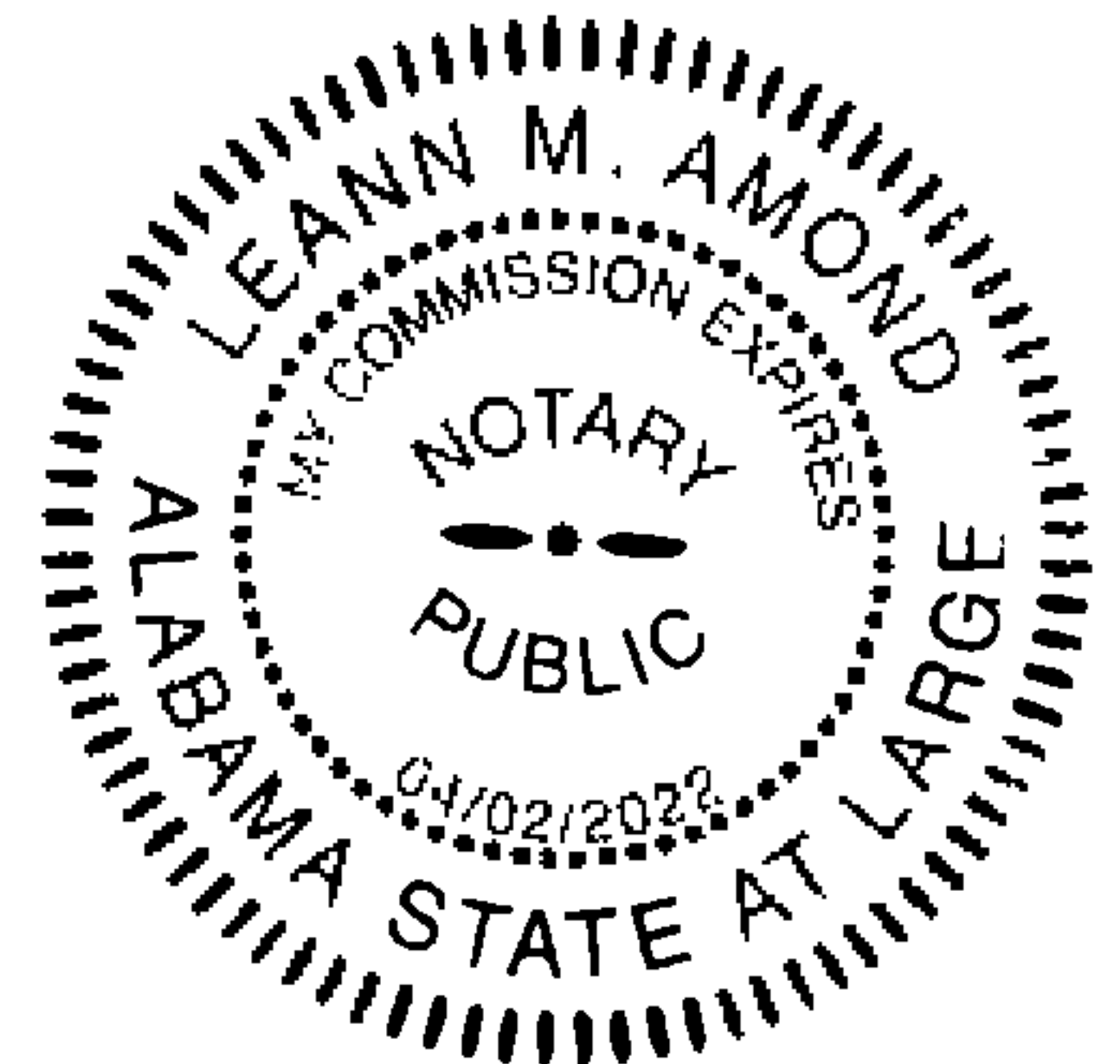
Notary Public, State of Alabama

Printed Name of Notary

LeAnn M. Ammond - as Notary for Malinda L. Karr Only

My Commission Expires:

04/02/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/14/2020 11:24:17 AM
\$79.50 CHERRY
20201214000572190

Allie S. Bayl