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12/29/2020 01:09:19 PM

DEEDS 1/2

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

Send Tax Notice To:  
Megan McGowan Nall  
Brent Austin Nall  
2221 Baneberry Dr.  
Hoover, AL 35244

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Eighty Four Thousand Nine Hundred Dollars and No Cents (\$384,900.00) 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

The Attaway Living Trust, dated April 15, 2009, whose mailing address is:

915 Kinghorn Drive, Kennesaw, GA 30152

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

Megan McGowan Nall and Brent Austin Nall, whose mailing address is:

2221 Baneberry Dr., Hoover, AL 35244

(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: 2221 Baneberry Dr., Hoover, AL 35244 to-wit:

Lot 2322, according to the Map of Riverchase Country Club, 23rd Addition, as recorded in Map Book 10, Page 11, in the Probate Office of Shelby County, Alabama.

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

\$307,920.00 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 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 14<sup>th</sup> day of October, 2020.

The Attaway Living Trust, dated April 15, 2009

Dennis B. Attaway  
Dennis B. Attaway, Trustee

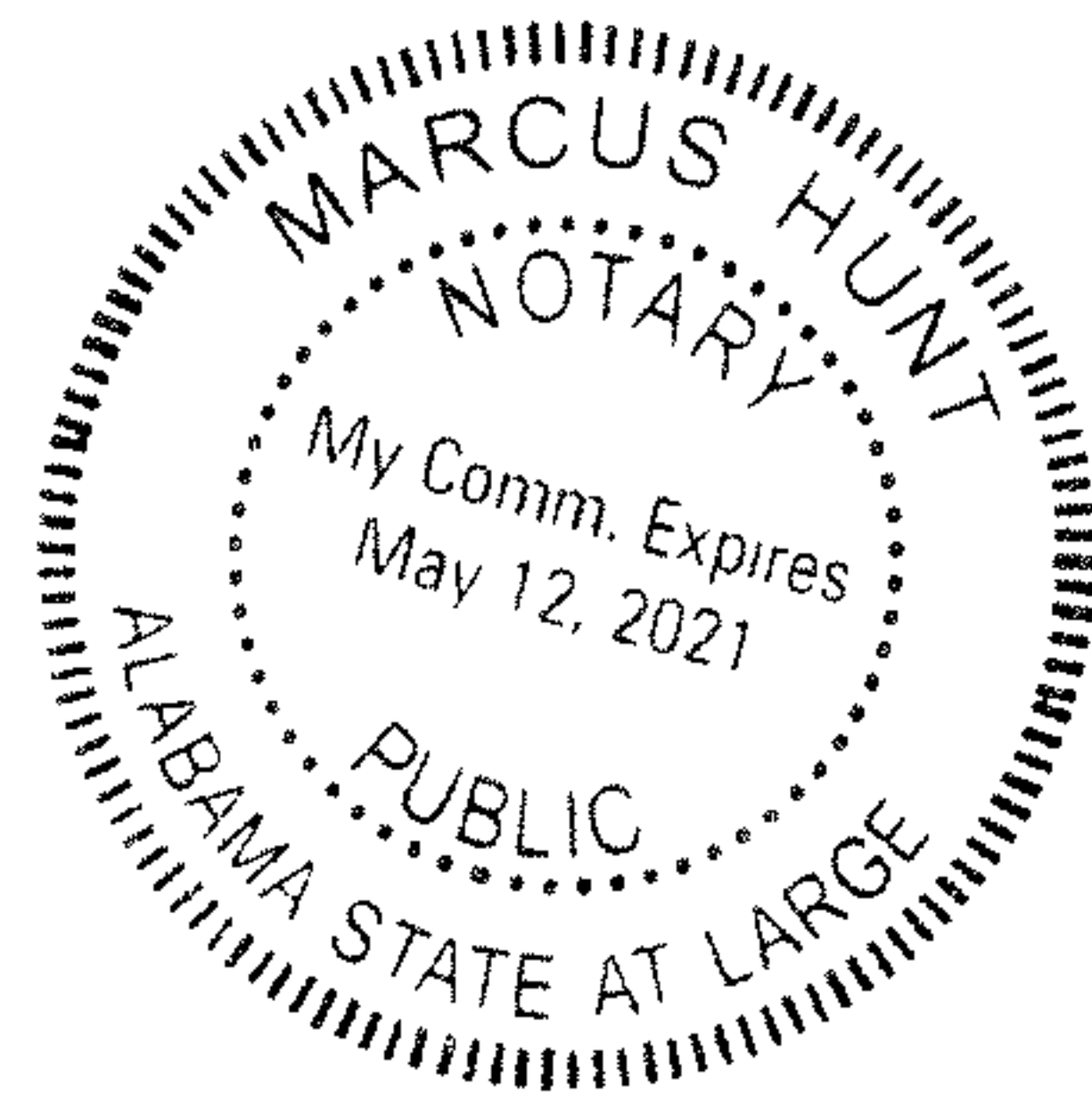
State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis B. Attaway as Trustee of The Attaway Living Trust, dated April 15, 2009, 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 14th day of October, 2020.

[Signature]  
Notary Public, State of Alabama

Printed Name of Notary  
My Commission Expires: 5/12/21



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/29/2020 01:09:19 PM  
\$102.00 CHARITY  
20201229000596520

Alicia S. Boyd