

Prepared by:  
Cassy L. Dailey  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
Jesilyn Miller  
Jordan Miller  
  
100 Cedar Cove Lane  
Pelham, AL 35124

## **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 Forty Five Thousand Dollars and No Cents (\$245,000.00) 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

**Ulysses J. Gonzalez, an unmarried man, whose mailing address is:**

**100 Cedar Cove Lane, Pelham, AL 35124**

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

**Jesilyn Miller and Jordan Miller, whose mailing address is:**

**1803 Calibre Creek Pkwy., Roswell, GA 30076**

(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: 100 Cedar Cove Lane, Pelham, AL 35124 to-wit:

Lot 19, in Block 2, according to the Survey of Cedar Cove Phase I, as recorded in Map Book 9, Page 53, in the Probate Office of Shelby County, Alabama.

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

\$232,750.00 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 have hereunto set my hand and seal, this 3rd day of December, 2020.

Ulysses J. Gonzalez

Ulysses J. Gonzalez

State of Florida  
County of Palm Beach

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ulysses J. Gonzalez, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

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

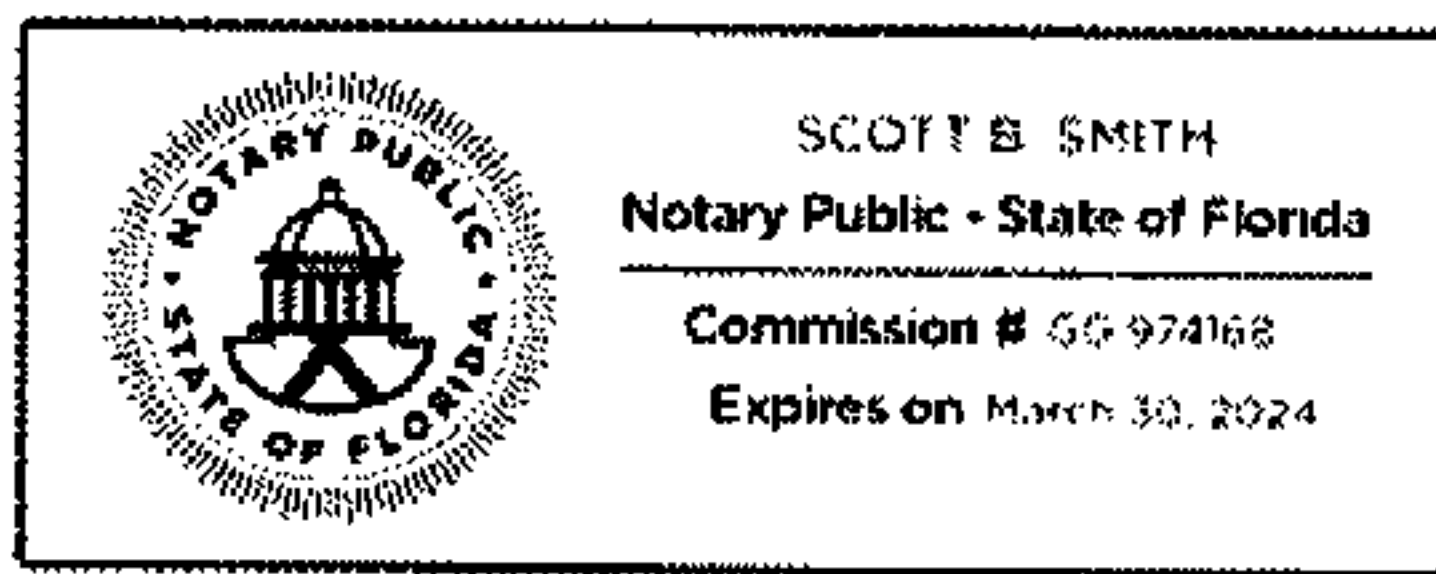
Scott B. Smith

Notary Public, State of Florida

Scott B. Smith

Printed Name of Notary

My Commission Expires: 03/30/2024



Notarized online using audio-video communication



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/05/2021 03:45:40 PM  
\$37.50 CHARITY  
20210105000007890

Alvin S. Bevil