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01/07/2021 08:13:37 AM

DEEDS 1/2

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

Send Tax Notice To:  
Stephen R. Forsyth  
Carol S. Forsyth

670 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 Two Thousand Five Hundred Dollars and No Cents (\$202,500.00)** 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

**Brett White, an unmarried man, whose mailing address is:**

**2237 S. Emerson St., Denver, CO 80210**

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

**Stephen R. Forsyth and Carol S. Forsyth, whose mailing address is:**

**670 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: 670 Old Cahaba Dr., Helena, AL 35080 to-wit:

Lot 217, according to the Amended Map of Old Cahaba Willow Run Sector, as recorded in Map Book 25, Page 127, in the Probate Office of Shelby County, Alabama.

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

\$162,000.00 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 4th day of January, 2021.

Brett White  
Brett White

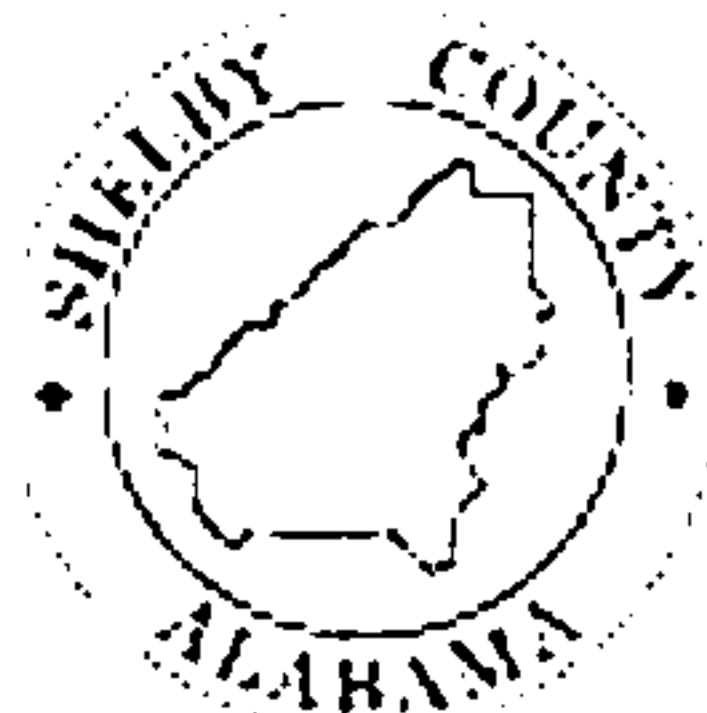
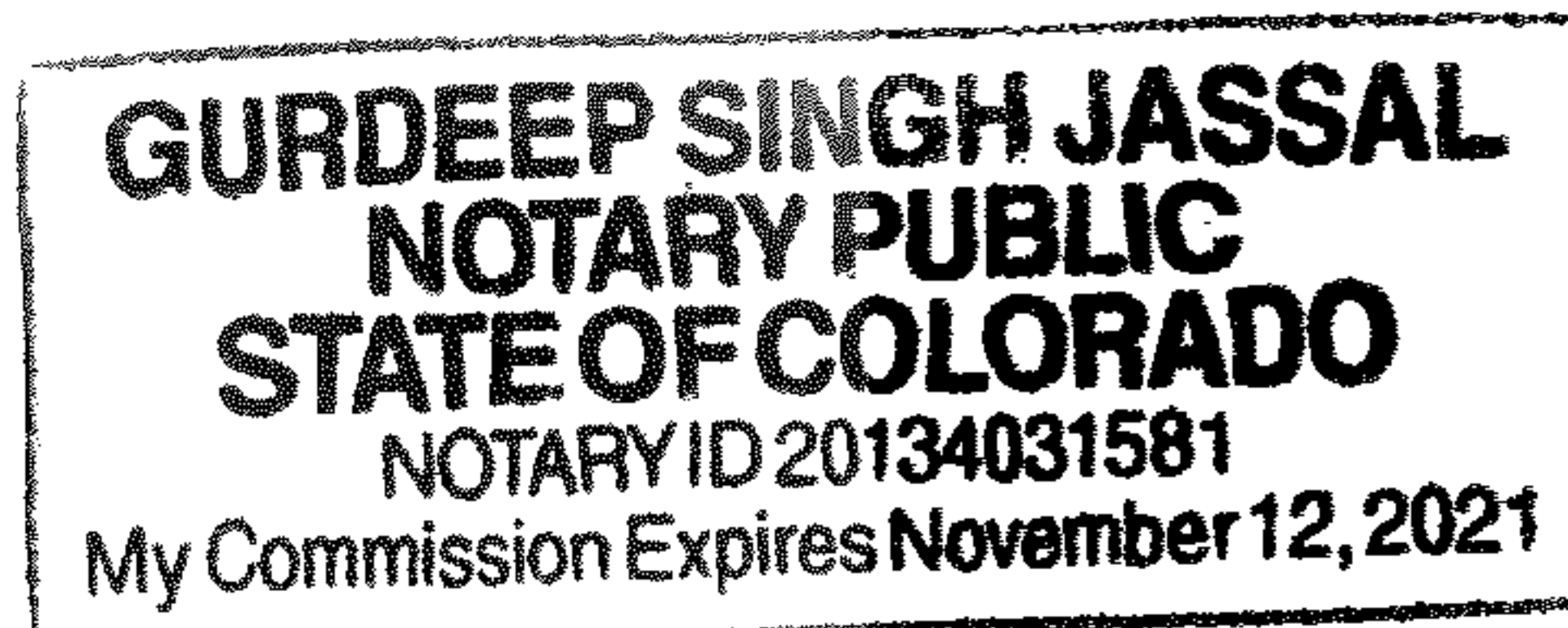
State of Colorado

County of Arapahoe

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brett White, an unmarried man, 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 4th day of January, 2021.

Gurdeep S. Jassal  
Notary Public, State of Colorado  
GURDEEP SINGH JASSAL  
Printed Name of Notary  
My Commission Expires: NOV 12, 2021



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/07/2021 08:13:37 AM  
\$65.50 CHERRY  
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Alvin S. Bayl