

Send tax notice to: Robert Michael Sarnecki 591 Deer Run Road, Alabaster, AL 35007

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, AL.
35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred seventy-seven thousand and no/100 (\$177,000.00)**

Dollars the amount of which can be verified by 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

Annette Marie Beyler, an unmarried woman, whose mailing address is:

388 Shelby Farms Lane, Alabaster, AL 35007

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

Robert Michael Sarnecki and Natalie Kay Marko

whose mailing address is: 591 Deer Run Road, Alabaster, AL 35007

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Jefferson County, Alabama, the address of which is: 119 Sunflower Place, Alabaster, AL. 35007 , to-wit:

Lot 122, according to the Survey of Grande View Garden & Townhomes, First Addition as recorded in Map Book 26, Page 16 in the Probate Office of Shelby County, Alabama.

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

\$141,600 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 we have hereunto set our hands(s) and seal(s) this 23 day of December, 2020.

Annette Marie Beyler (SEAL)
ANNETTE MARIE BEYLER
_____(SEAL)

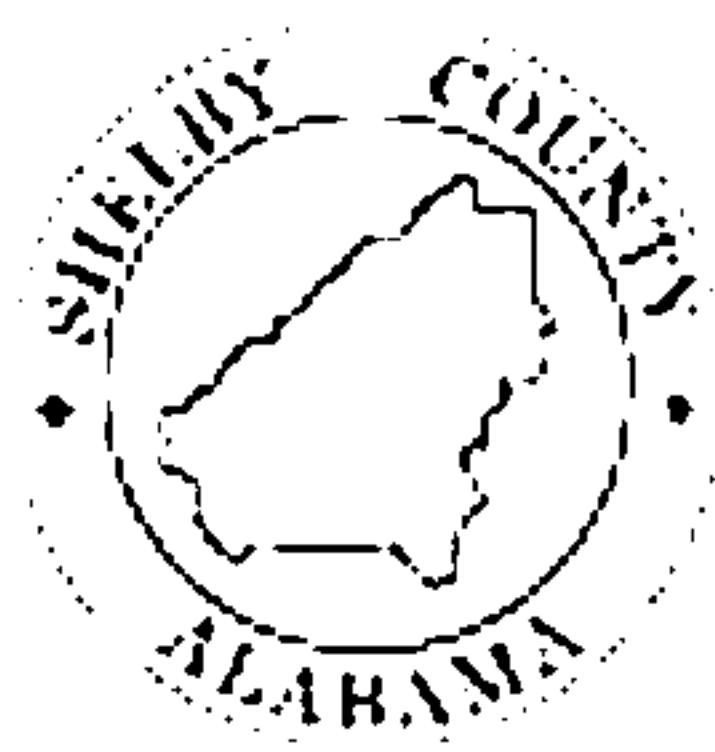
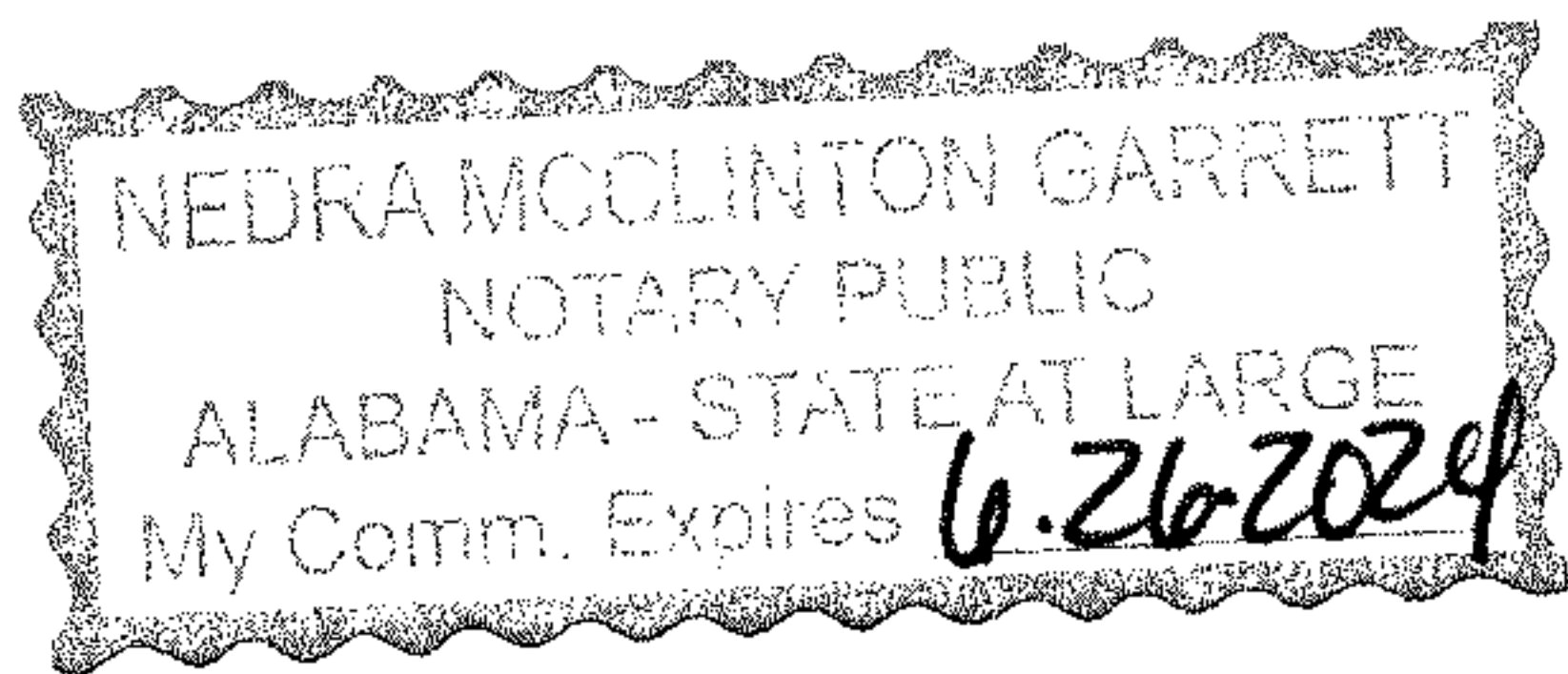
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Annette Marie Beyler, an unmarried woman, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of December 2020,
_____.

My commission expires:

Nedra McClinton Garrett
NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/07/2021 10:37:51 AM
\$60.50 JESSICA
20210107000011840

Alvin S. Beyler