

Send Tax Notice to:

2029 Amberly Woods Trl
Helena, AL 35086

20210111000016760

01/11/2021 02:07:06 PM

DEEDS 1/2

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Nineteen Thousand and 00/100 Dollars (\$219,000.00)**, 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 where is acknowledged. I or we, **Chad D. Vandervort and Melinda D. Vandervort, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 305 W. GRAME VIEW TERRACE ALABASTER, AL 35114 grant, bargain, sell and convey unto **Ryan Williams and Alison Williams** herein referred to as grantees) whose mailing address is 2029 Amberly Woods Trl, Helena, AL 35086 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, having an address **2029 Amberly Woods Trl, Helena, AL 35080** to wit:

Lot 109, according to the Map of Amberley Woods, 4th Sector, as recorded in Map Book 21, Page 14, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$207,234.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 the 8 day of January, 2020

Chad D. Vandervort
Chad D. Vandervort

Melinda D. Vandervort
Melinda D. Vandervort

STATE OF Alabama

Tefferson COUNTY ss:

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Chad D. Vandervort and Melinda D. Vandervort**, 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 this conveyance, he /she/They executed the same voluntarily.

Jan WITNESS my hand and official seal in the county and state aforesaid this the 8th day of Jan, 2020

My Commission Expires: 10/31/2024

Jack R. Thompson, Jr.
Notary Public

(S E A L)

This instrument was prepared by:

Jack R. Thompson, Jr.

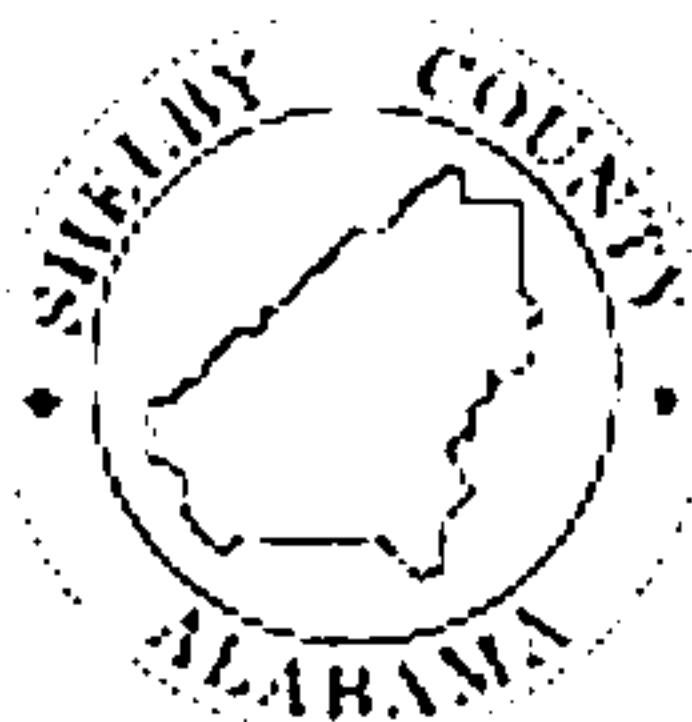
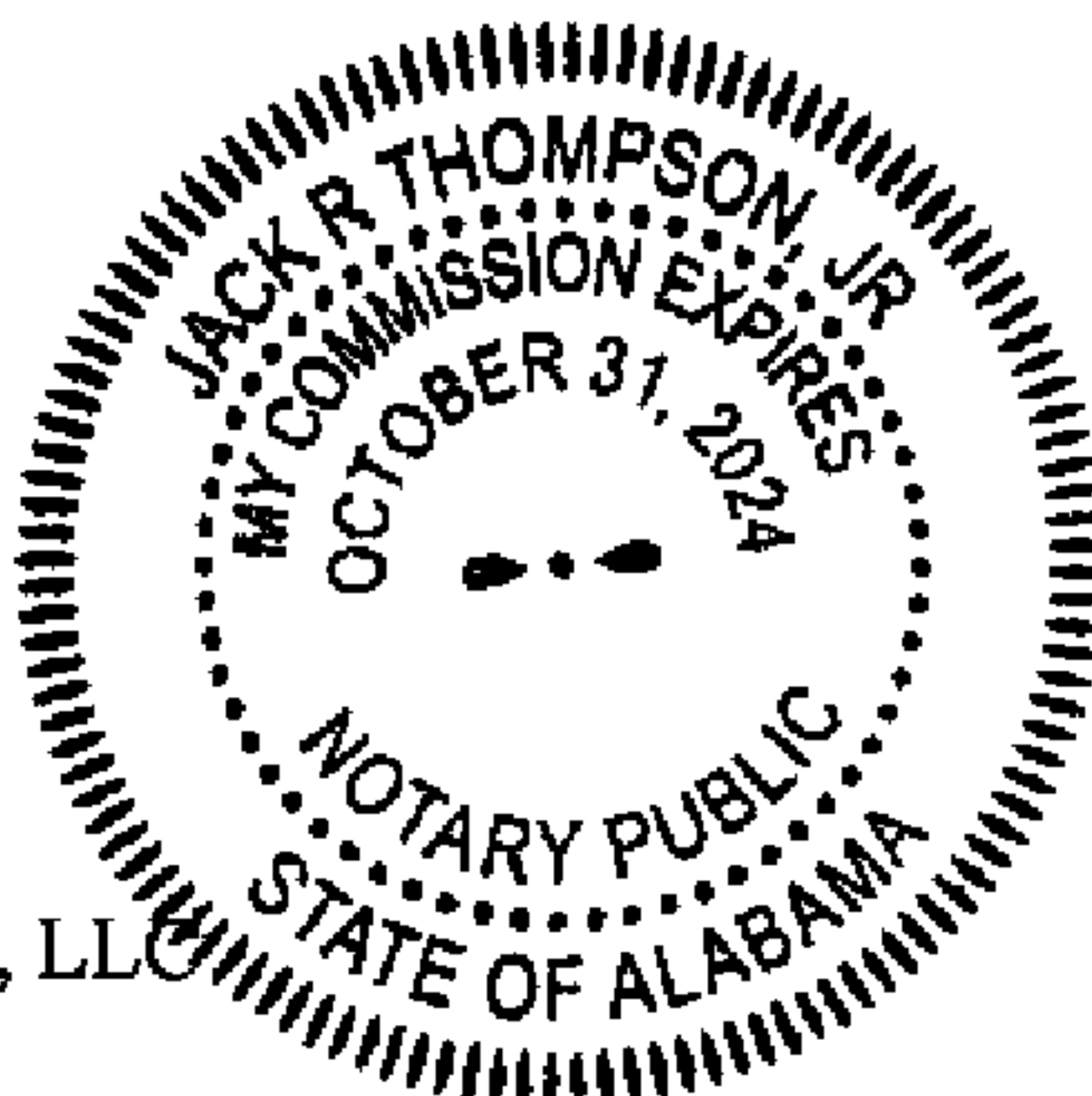
Law Office of Jack R. Thompson, Jr, LLC

416 Yorkshire Drive

Birmingham, AL 35209

(205) 410-7591

ATB2032



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/11/2021 02:07:06 PM
\$37.00 JESSICA
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Alvin S. Bayl