



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/27/2021 11:24:31 AM
\$144.50 JESSICA
20210127000044930

Allen S. Bayl

20210127000044930
01/27/2021 11:24:31 AM
DEEDS 1/1

This instrument was prepared by:
Caroline Harrington Allen, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
John H. Clark
2009 Lake Circle
Sterrett, AL 35147
(Also the property address)

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 Eighteen Thousand Five Hundred and 00/100--- (\$118,500.00) Dollars,
(One half of the appraised value),
To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
whereof is acknowledged, I or we

John H. Clark and Victoria L. Clark, a married couple
(whose address is the property address)

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

John H. Clark and Victoria L. Clark
(whose address is the property address)

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real
estate situated in Shelby County, Alabama to-wit:

Lot 452, according to the Survey of Forest Lakes, Sector 5, as recorded in Map Book 34, Page 122 A, B and
C, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, taxes, restrictions, liens, rights of way of record.

*Note: Victoria L. Bailey, Victoria Bailey Clark and Victoria L. Clark are one and the same person.

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
the 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, I/we have hereunto set my/our hand(s) and seal(s), this 22nd
day of January, 2021.

John H. Clark (Seal)
John H. Clark

Victoria L. Clark (Seal)
Victoria L. Clark

STATE OF Alabama)
COUNTY OF Jefferson)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
John H. Clark and Victoria L. Clark, 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, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of January, A.D., 2021.

My Commission Expires: 9/22/2021

Caroline Harrington Allen
Notary Public: Caroline Harrington Allen
ALABAMA STATE AT LARGE