

20210127000045440
01/27/2021 12:39:05 PM
DEEDS 1/2

This Instrument Prepared by:

Send Tax Notice to:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr., LLC.
4501 Pine Tree Circle, Birmingham, Al 35209
ATB2107

Richard Lloyd Cramer
Chandra Michelle Cramer
322 Hanna Drive
Vincent, Al 35178

[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 **One Hundred Thirty Two Thousand and 00/100 Dollars (\$132,000.00)**, 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 of which is acknowledged. I or we, **AlaVest, LLC, an Alabama Limited Liability Company**, (herein referred to as grantor, whether one or more) whose mailing address is 429 Lorna Square, Hoover, Al 35216 grant, bargain, sell and convey unto **Richard Lloyd Cramer and Chandra Michelle Cramer** (herein referred to as grantees) whose mailing address is 322 Hanna Drive, Vincent, Alabama 35178 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 322 Hanna Drive, Vincent, Al 35178 to wit:

Lot 4, according to the Amended Map of Hanna Farms, as recorded in Map Book 26, Page 129, in the Probate Office of 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.

Subject to all rights of redemption from that certain foreclosure sale of 2/19/20 and recorded in Inst.

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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 22nd day of January, 2021.

Alavest, LLC

Jessica Veitch
Its authorized member

STATE OF ALABAMA

JEFFERSON COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Jessica Veitch as authorized member of Alavest, LLC, an Alabama Limited Liability Company** whose name 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, in her capacity as authorized member executed the same voluntarily and with full authority on behalf of the Company..

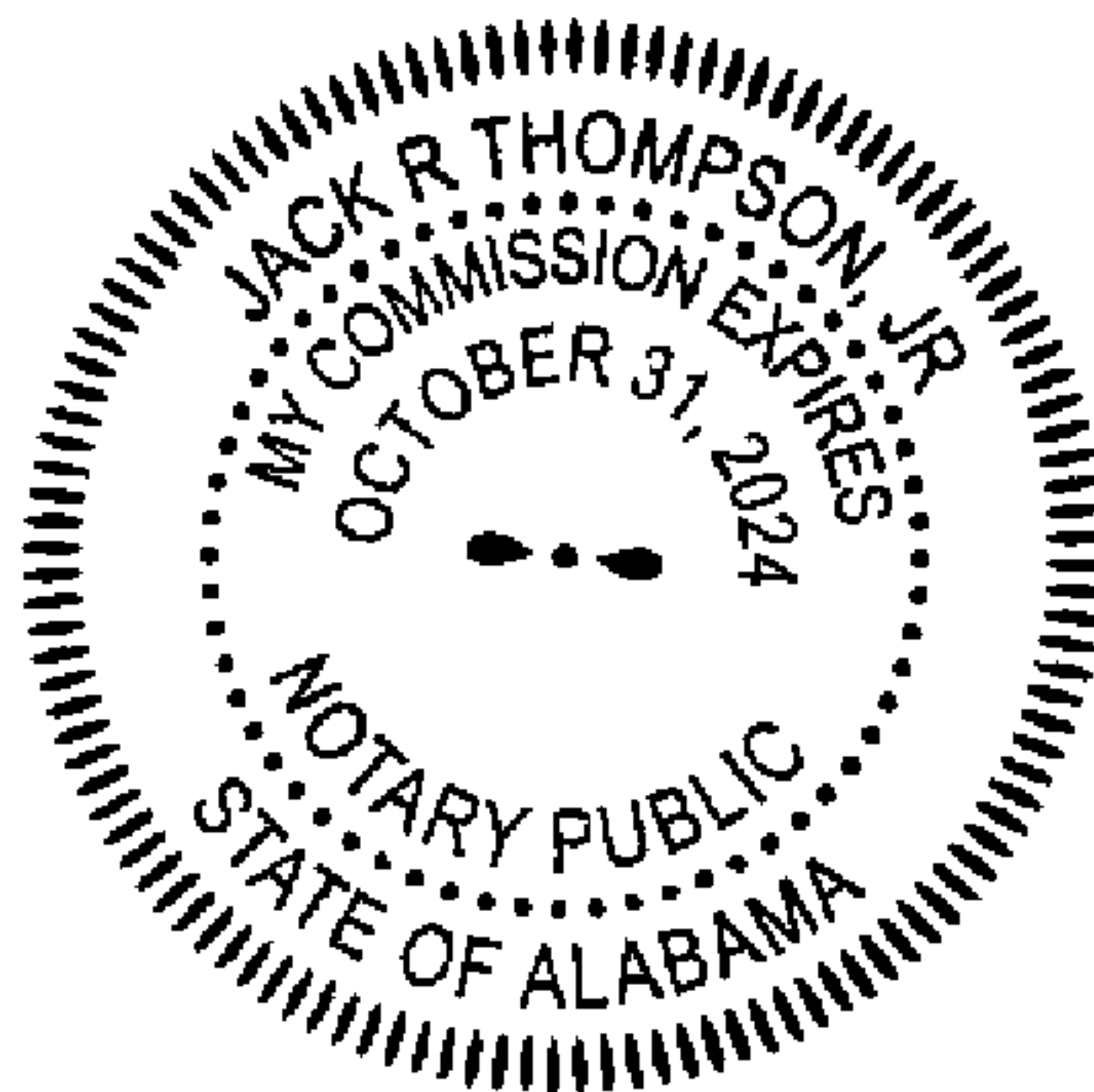
Jack R. Thompson Jr. WITNESS my hand and official seal in the county and state aforesaid this the 22 day of January, 2021

My Commission Expires 10/31/2024

Jack R. Thompson Jr.
Notary Public

(SEAL)

ATB 2107



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$157.00 JESSICA
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Allen S. Bayl