

Send Tax Notice to:

Ryan Gordon and Hilary S. Gordon

105 Brynhurst Dr

Chelsea, AL 35043

20210201000052200

02/01/2021 01:58:28 PM

DEEDS 1/2

[Space Above This Line for Recording Data]

## JOINT SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars (\$289,900.00)** 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, **John W. Martin, by Teresa A. Martin his attorney in Fact and wife Teresa A. Martin** (herein referred to as grantor, whether one or more) whose mailing address is 961 County 977 Crane Hill, AL 35053 grant, bargain, sell and convey unto **Ryan Gordon and Hilary S. Gordon** herein referred to as grantees) whose mailing address 105 Brynhurst Dr Chelsea, 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 **105 Brynhurst Drive, Chelsea, AL 35043** to wit:

**Lot 15, according to the Survey of Brynleigh Estates, as recorded in Map Book 19, Page 139, in the Probate Office of Shelby County, Alabama**

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

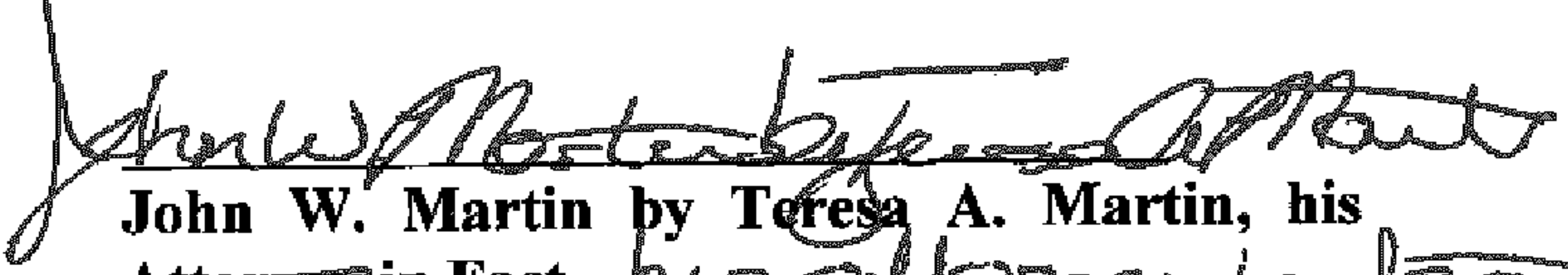

Subject to restrictions, reservations, conditions, and easement of record

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

\$289,900.00 of the consideration recited above was paid from a mortgage loan closed 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 29<sup>th</sup> day of Jan, 2021

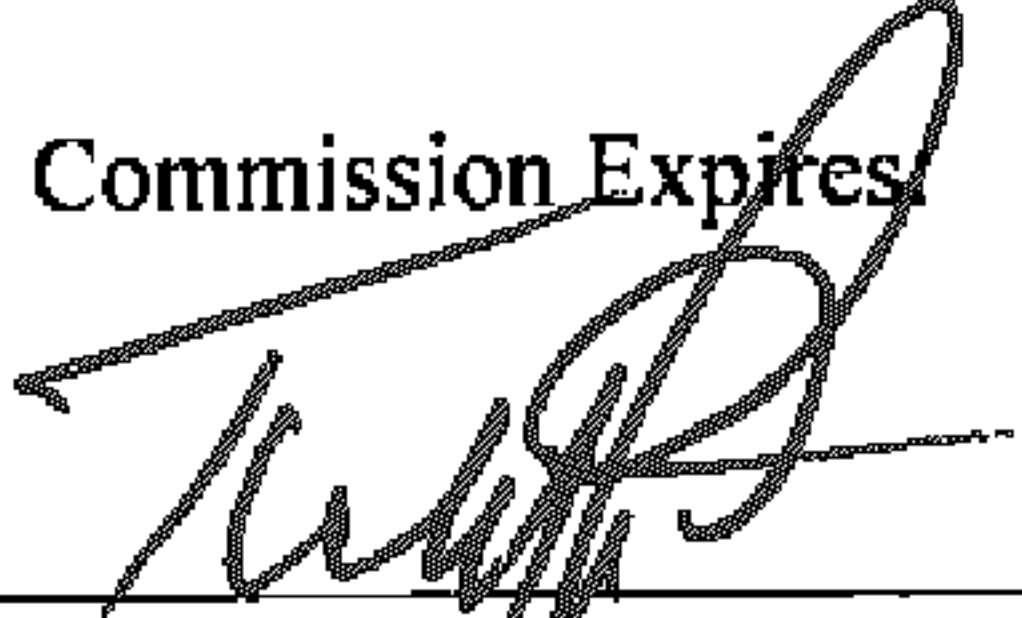
  
John W. Martin by Teresa A. Martin, his  
Attorney in Fact *his attorney in fact*  
  
Teresa A. Martin

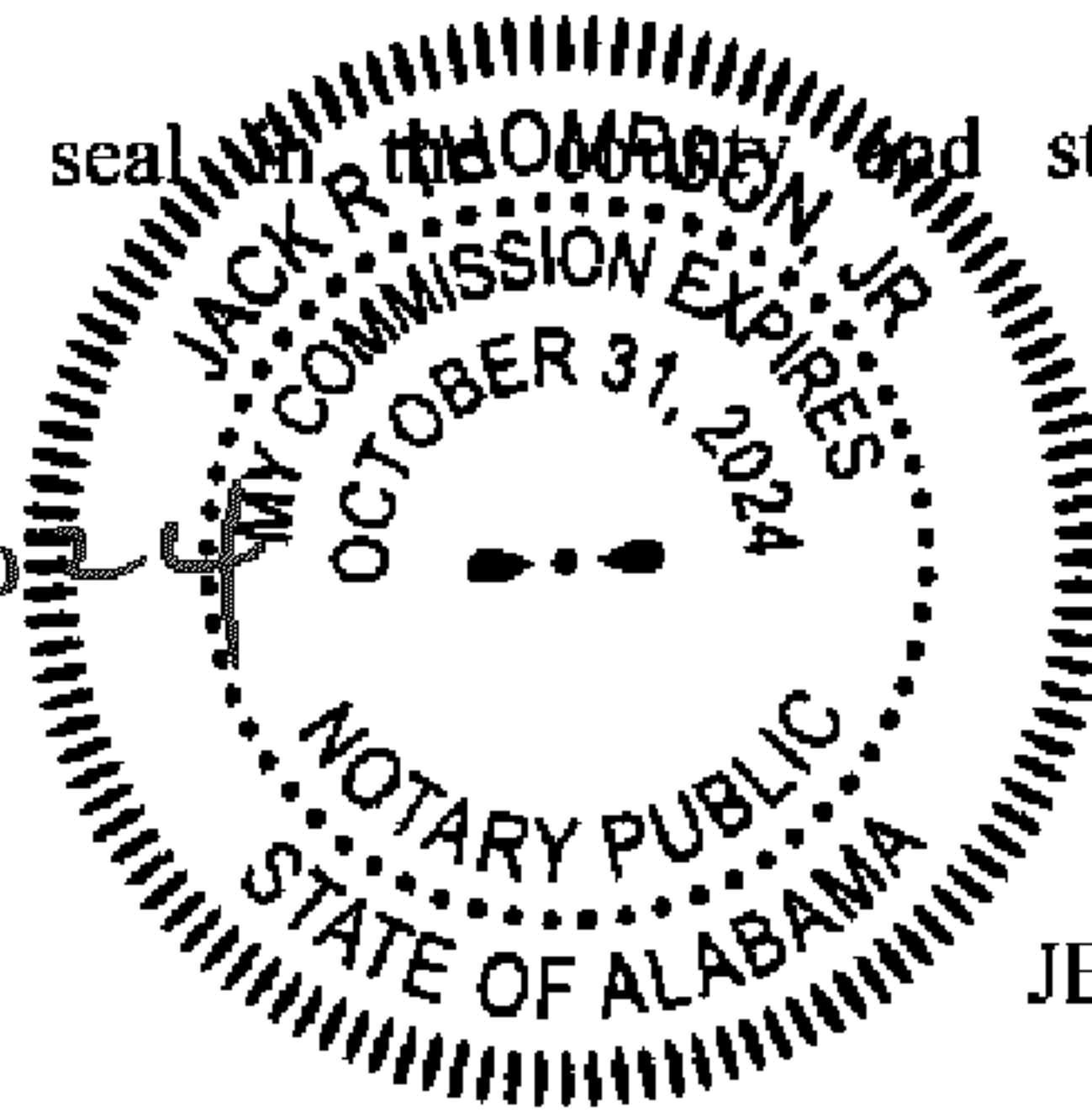
STATE OF ALABAMA

JEFFERSON COUNTY


I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that John W. Martin, by Teresa A. Martin, his Attorney in Fact 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, she, as Attorney in Fact for John W. Martin and with full authority executed the same voluntarily for him.


 WITNESS my hand and official seal in the county and state aforesaid this the 29<sup>th</sup> day of February, 2021

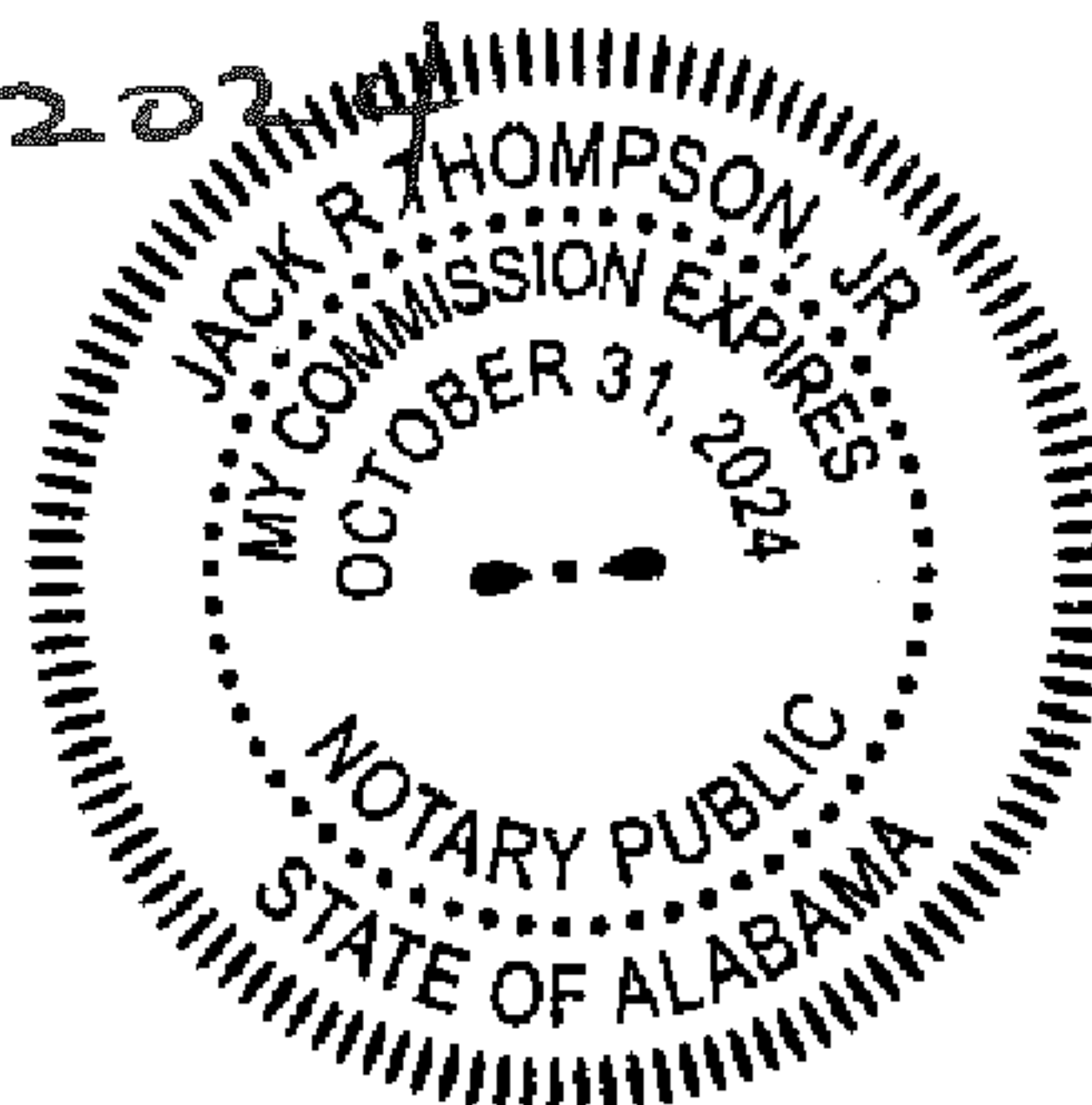
My Commission Expires: 10/31/2024  
  
Notary Public STATE OF ALABAMA JEFFERSON COUNTY



I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that Teresa A. Martin, 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, she, executed the same voluntarily.

 WITNESS my hand and official seal in the county and state aforesaid this the 29<sup>th</sup> day of February, 2021

My Commission Expires: 10/31/2024  
  
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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/01/2021 01:58:28 PM  
\$26.00 JESSICA  
20210201000052200

