



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/01/2021 09:17:34 AM  
\$103.00 CHERRY  
20210301000100220

*Allen S. Bayl*

20210301000100220  
03/01/2021 09:17:34 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 R. Graves  
456 Conroy 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 Four Hundred Five Thousand and 00/100--- (\$405,000.00) Dollars,  
As evidenced by the closing statement,  
To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt  
whereof is acknowledged, I or we

Hugh Bradley Mabry and Brenna K. Mabry, a married couple  
(whose address is: )

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

John R. Graves and Leah C. Graves  
(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 711, according to the Survey of Forest Parks, 7<sup>th</sup> Sector, as recorded in Map Book 22, Page 150, in the  
Probate Office of Shelby County, Alabama.

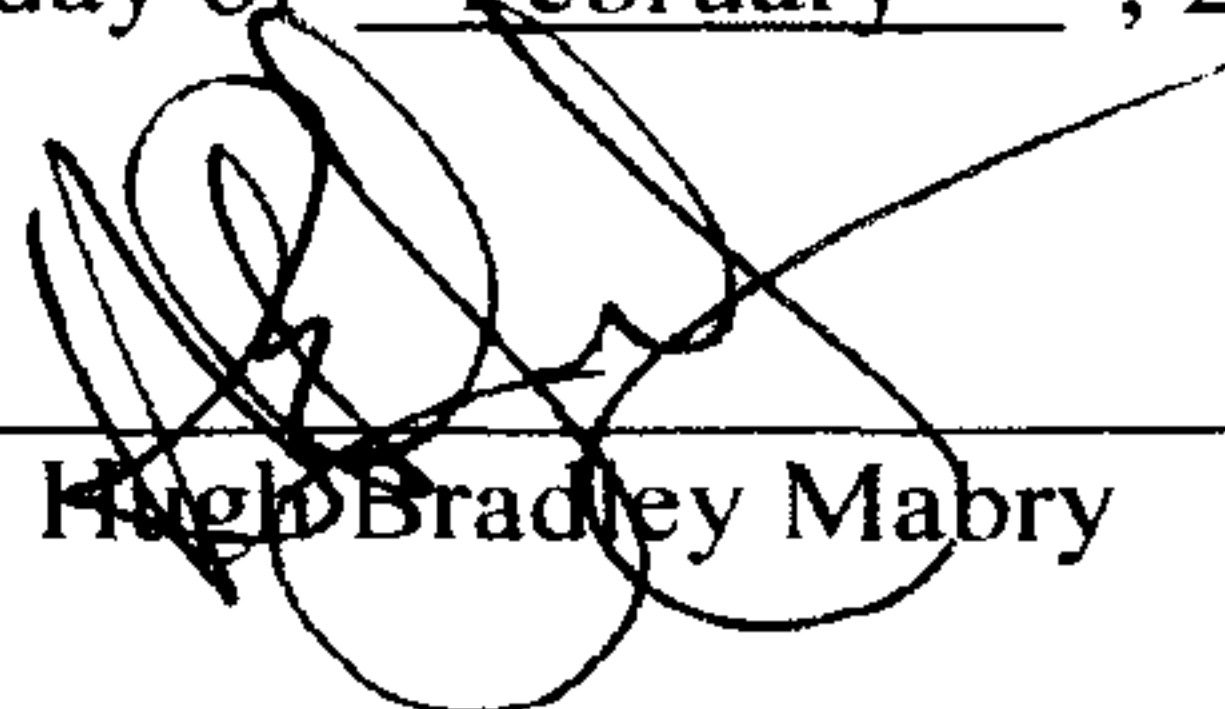
Subject to: all easements, taxes, restrictions, liens, rights of way of record.


\$ 324,000.00 of the purchase price recited above was paid from a mortgage loan 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  
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.

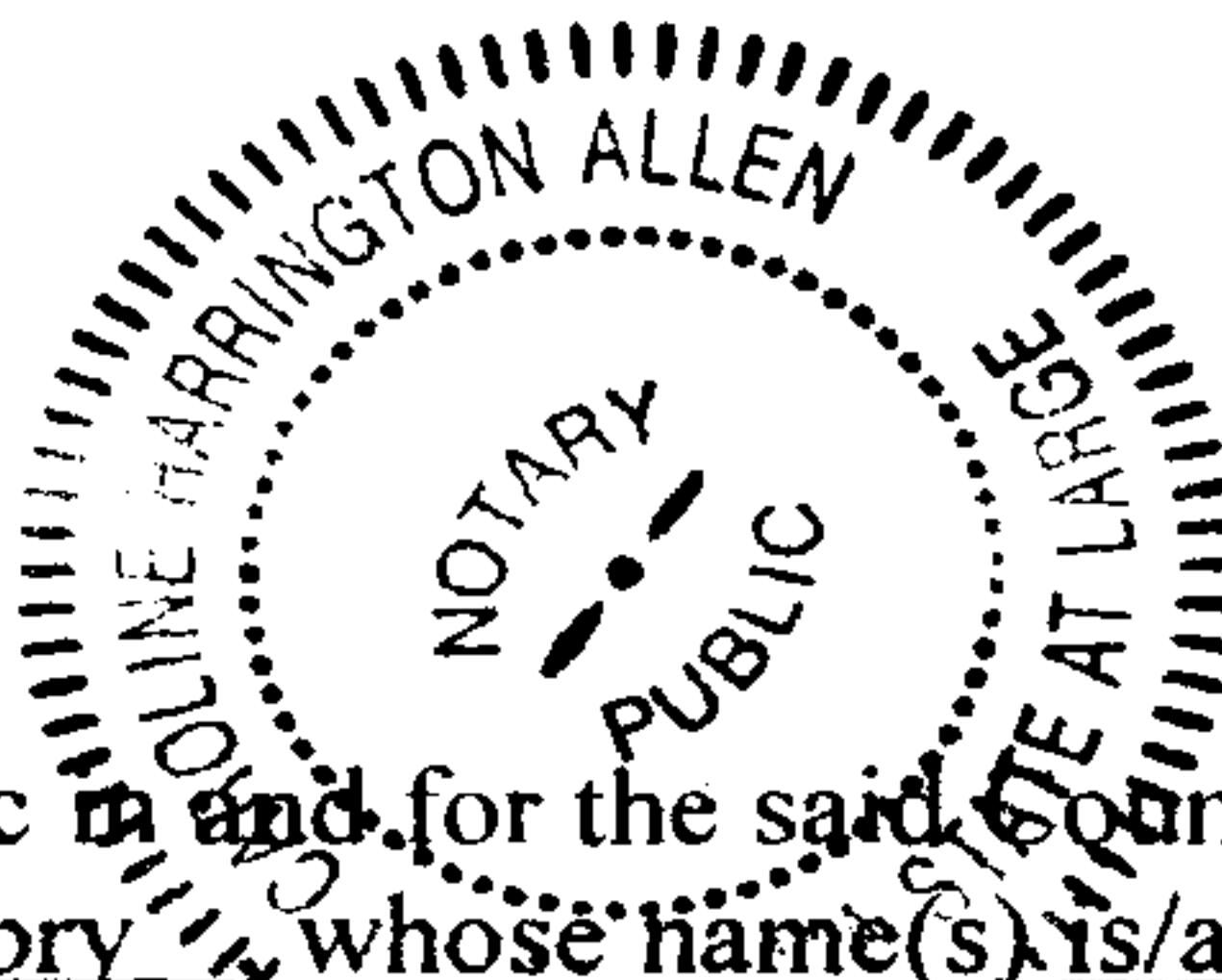
IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 25th  
day of February, 2021.

  
\_\_\_\_\_  
Hugh Bradley Mabry (Seal)

  
\_\_\_\_\_  
Brenna K. Mabry (Seal)

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  
Hugh Bradley Mabry and Brenna K. Mabry, 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 25th day of February, A.D., 2021.

My Commission Expires: 9/22/2021

  
\_\_\_\_\_  
Notary Public: Caroline Harrington Allen