

Send Tax Notice to:

Vincent Reilly Blackmon and Kendall Marie Wesson

217 Bentmoor Ln

Helena, AL 35080

20210301000101320

03/01/2021 12:04:04 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 Sixty Thousand and 00/100 Dollars (\$260,000.00)** 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, **Javier Reyes Cortes and wife Lucia Reyes** (herein referred to as grantor, whether one or more) whose mailing address is 4419 Old-Cahaba Pkwy grant, bargain, sell and convey unto **Vincent Reilly Blackmon and Kendall Marie Wesson** herein referred to as grantees) whose mailing address is 217 Bentmoor Ln Helena AL 35080, 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 **217 Bentmoor Lane, Helena, AL 35080** to wit:

Lot 1104, according to the Map of First Addition, Old Cahaba, Phase III, as recorded in Map Book 28, Page 133, in the Office of the Judge of Probate of Shelby County, Alabama

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

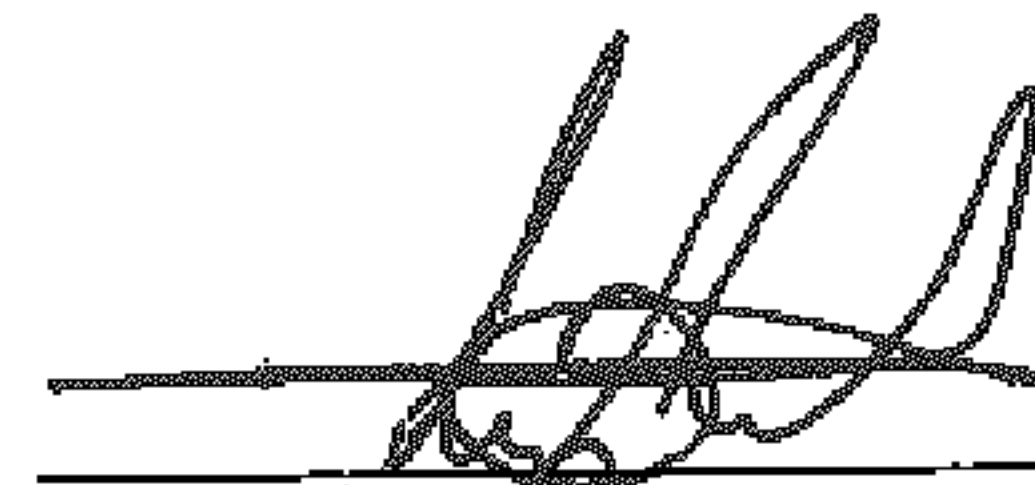
Subject to restrictions, reservations, conditions, and easement of record

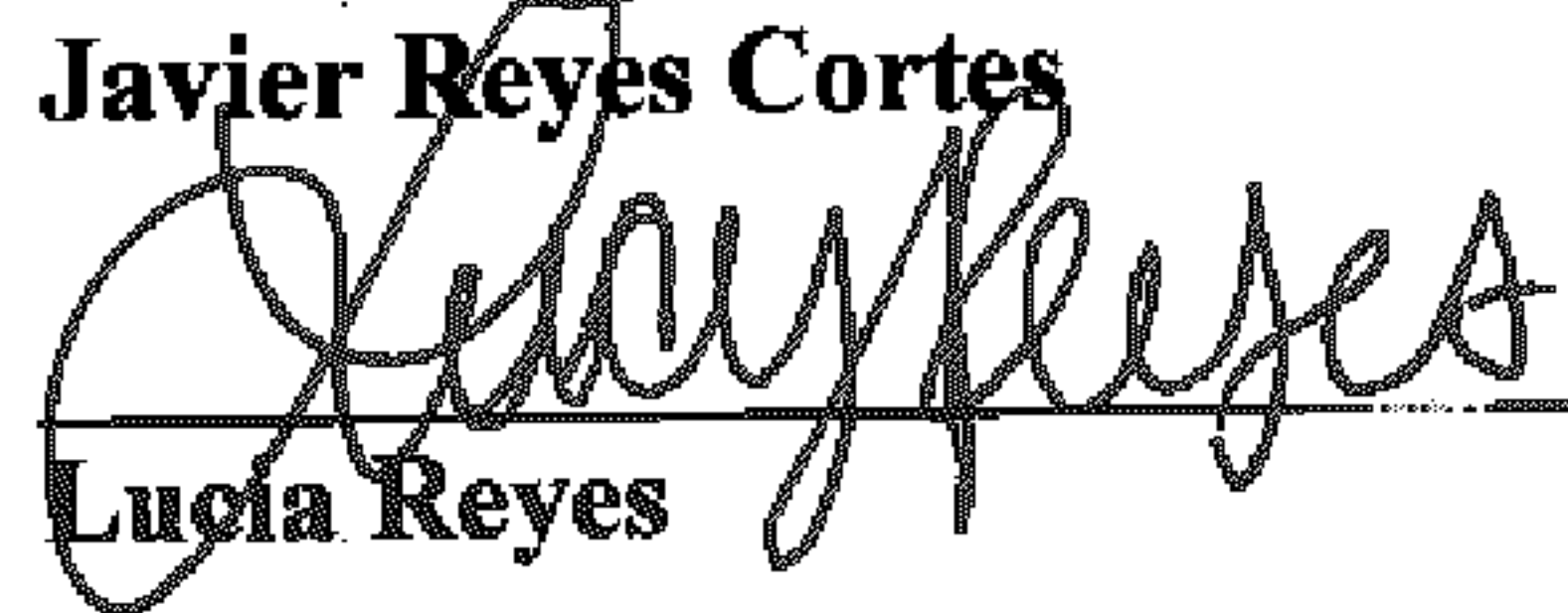
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$247,000.00 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.

03/26, 2021 **IN WITNESS WHEREOF**, I (we) have hereunto set my (our) hand(s) and seal(s) this the ____ day of



Javier Reyes Cortes


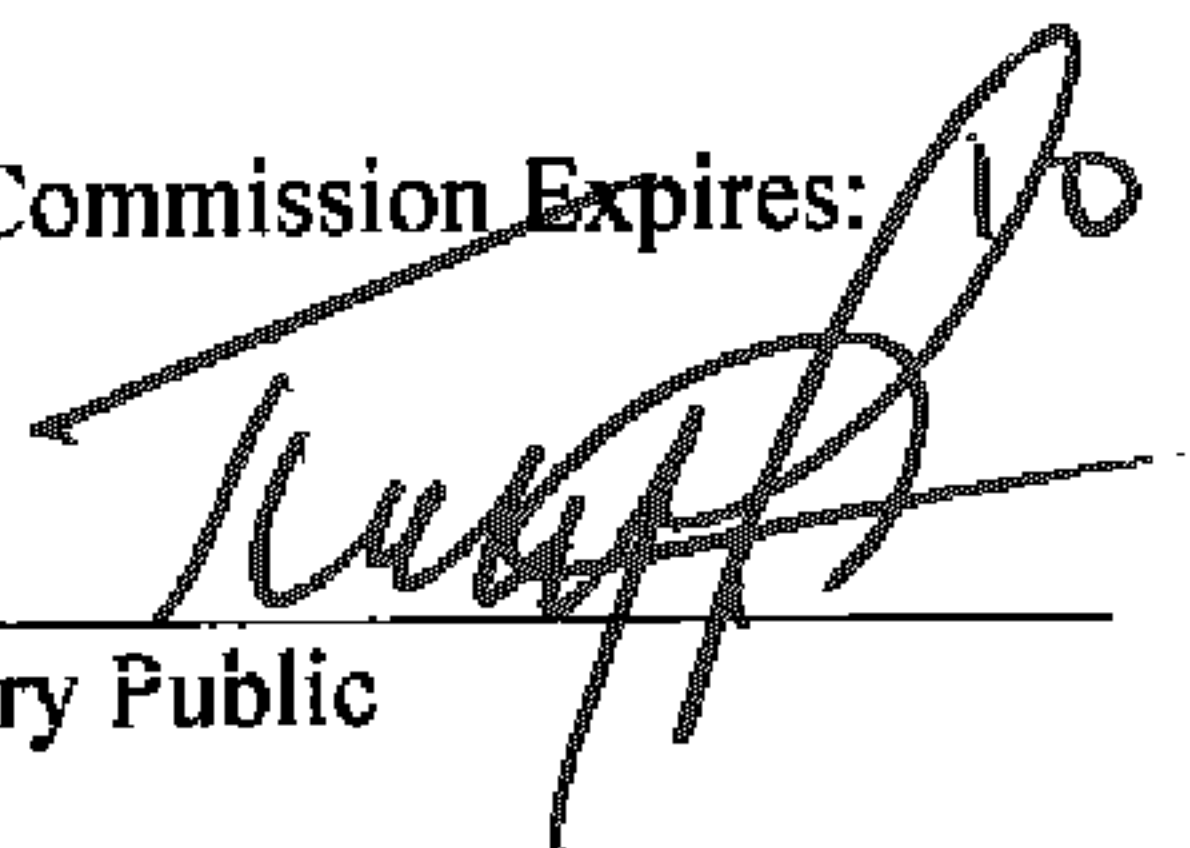
Lucia Reyes

STATE OF Alabama

Tetters COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that Javier Reyes Cortes and Lucia Reyes, 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 26th day of Feb, 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
(205) 410-7591

ATB 2190



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2021 12:04:04 PM
\$38.00 CHERRY
20210301000101320

Allen S. Bayl