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03/01/2021 02:01:53 PM
DEEDS 1/1

SEND TAX NOTICE TO
ANGELA & JONATHAN EDWARDS
1720 MONTEAGLE DR.
HOOVER, AL. 35244

:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration Three Hundred Eighty Nine Thousand Five Hundred and 00/100 Dollars (\$389,500.00) and other good and valuable considerations, 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 Grantees herein, the receipt whereof is acknowledged, I, Venson E. Birdwell and wife Gretchen M. Birdwell (f/k/a Gretchen F. Martin) Grantor (herein referred to as Grantor, whether one or more) whose mailing address is 4150 McClendon Chapel Road, Bessemer, Al. 35022, grant, bargain, sell and convey unto Angela L. Edwards and Jonathan P. Edwards (herein referred to as Grantees) whose mailing address is 1716 Monteagle Drive, Hoover, Alabama 35244, for and during their joint lives 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, the address of which is ~~1716~~ Monteagle drive, Hoover, Al. 35244 to-wit:

1720

Lot 25, according to the Survey of Southpointe First Sector, as recorded in Map Book 11, page 83, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2021 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

\$376,130.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed. Grantors represent and warrant that there are no fire dues or library dues concerning the Property conveyed herein. Gretchen M. Birdwell is one and the same person as Gretchen F. Martin

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the undersigned, Venson E. Birdwell and wife Gretchen M. Birdwell, have hereunto set their hand and seal, this the 26 day of FEB, 2021.

Venson E. Birdwell

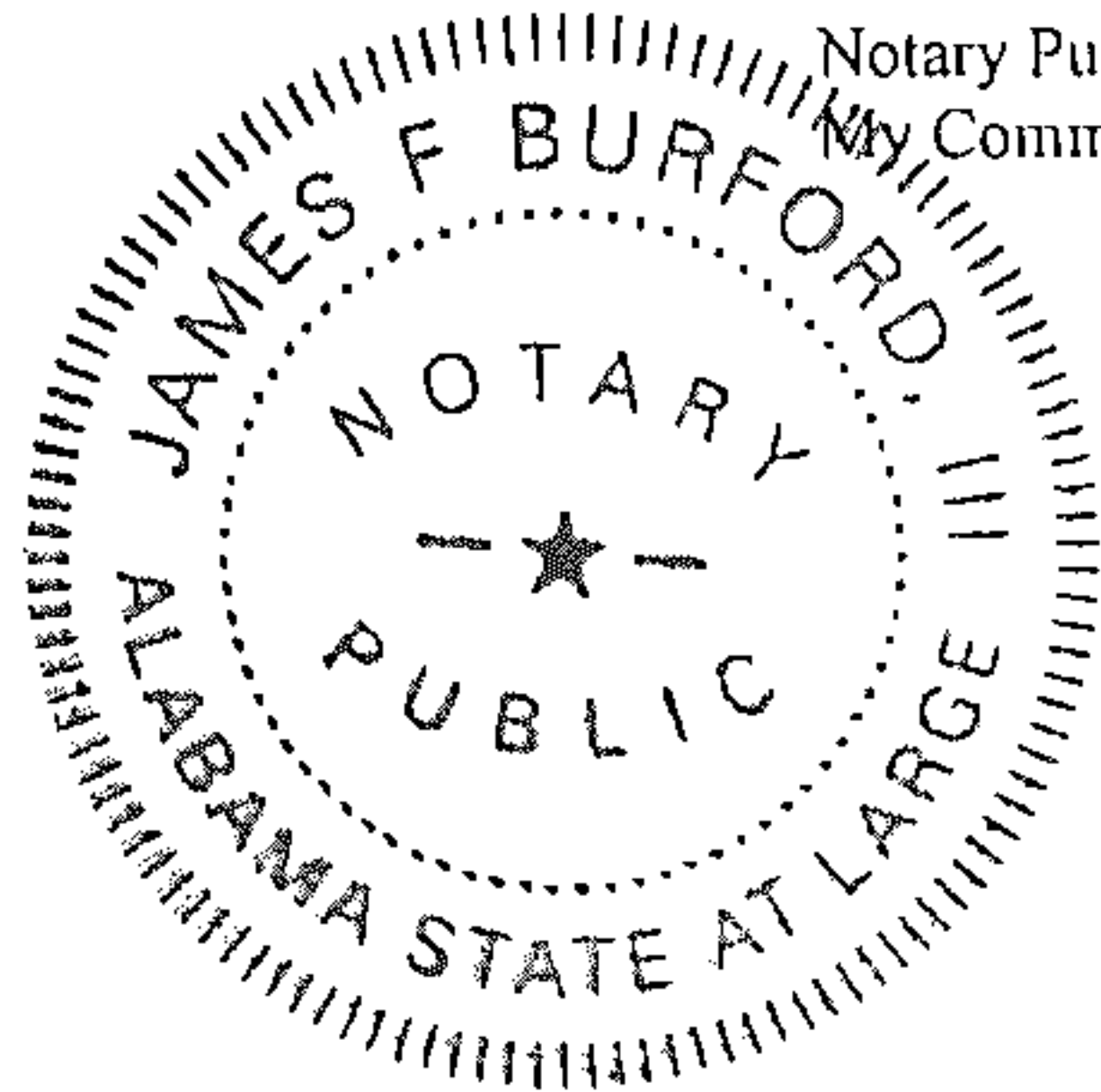
Gretchen M. Birdwell

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Venson E. Birdwell and wife Gretchen M. Birdwell, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of FEB, 2021.

Notary Public
My Commission Exp. 3.1.22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2021 02:01:53 PM
\$36.50 CHERRY
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Allen S. Bayl