

Send Tax Notice to:

20210302000103510
03/02/2021 09:52:45 AM
DEEDS 1/2

144 Budge Dr
Birmingham AL 35242

[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 **Four Hundred Two Thousand and 00/100 Dollars (\$402,000.00)**, 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, **Jonathan A. Tanner and Caitlin L. Tanner, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 144 Budge Dr Birmingham AL 35241 grant, bargain, sell and convey unto **Clay Smitherman and Stephanie Smitherman** herein referred to as grantees) whose mailing address is 10035 Eagle Point Cir. Birmingham AL 35242 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 **6035 Eagle Point Circle, Birmingham, AL 35242** to wit:

Lot 701, according to the Survey of Eagle Point, 7th Sector as recorded in Map Book 20, Page 18, 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.

\$321,600.00 of the consideration recited above was paid from a Purchase Money Mortgage executed 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.

Deed Effective 2-27-2021

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23 day of February, 2021

Jonathan A. Tanner
Jonathan A. Tanner

Caitlin L. Tanner
Caitlin L. Tanner

STATE OF Alabama,

Jefferson COUNTY ss:

I, Jennette H Poe, a Notary Public in and for said county in said state, hereby certify that **Jonathan A. Tanner and Caitlin L. Tanner** 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, he /she/They executed the same voluntarily.

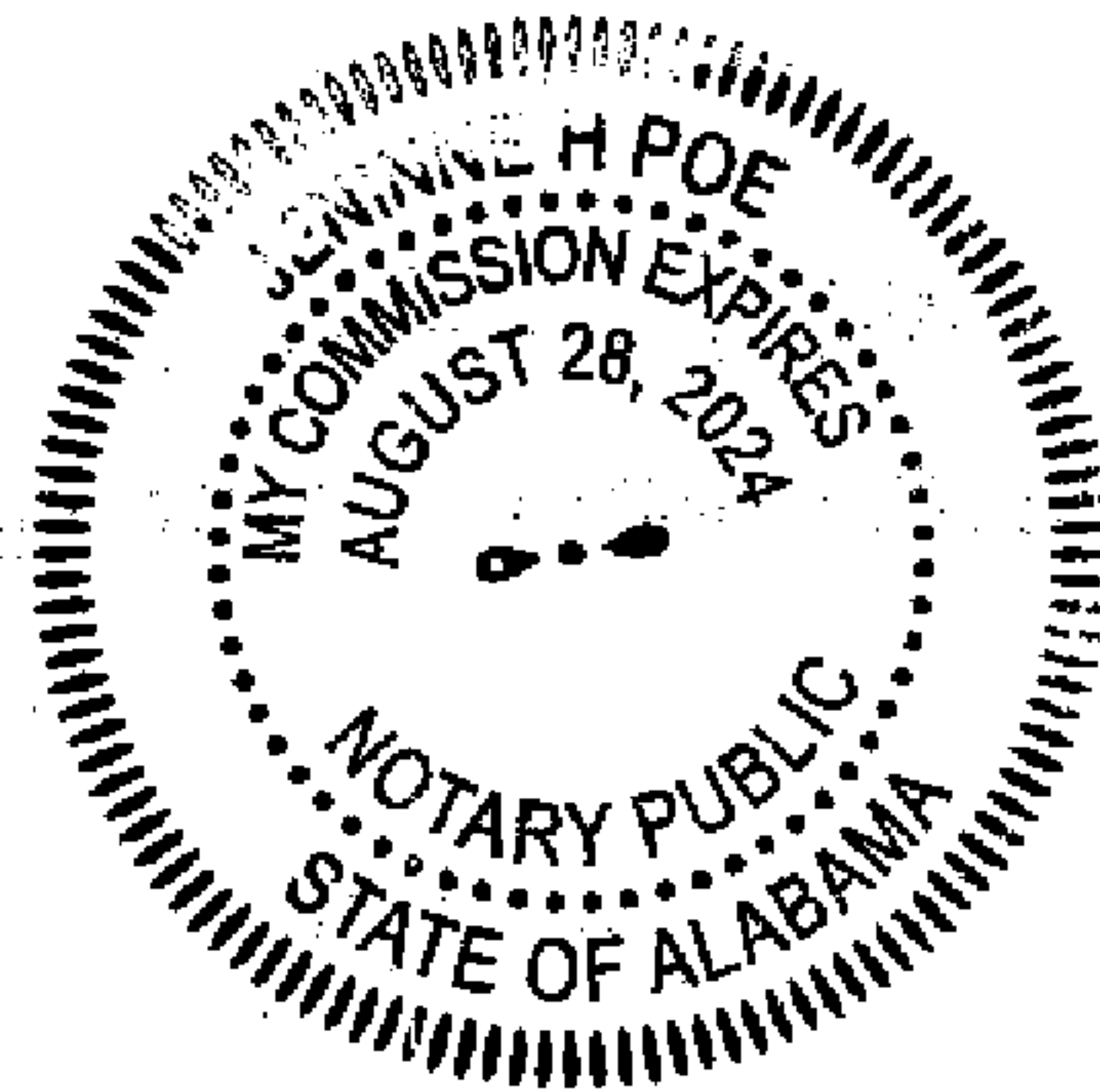
Feb WITNESS my hand and official seal in the county and state aforesaid this the 23rd day of Feb, 2021

My Commission Expires: 8-28-2024

Jennette H Poe
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
ATB2135



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2021 09:52:45 AM
\$105.50 CHERRY
20210302000103510

Allie S. Bayl