



20210303000106720 1/1 \$38.00
Shelby Cnty Judge of Probate, AL
03/03/2021 01:56:29 PM FILED/CERT

Grantee's Address: 49561 Highway 25
Sterrett, AL 35147

Property Address: Second Avenue
Sterrett, AL 35147

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of **Fifteen Thousand Dollars and No Cents (\$15000.00)**, the amount of which can be verified by the Sales Contract between the parties hereto, and other good and valuable consideration to the undersigned grantor **Gary E. Abercrombie and Gregory L. Abercrombie heirs of Willie Gene Abercrombie** (herein referred to a GRANTOR), in hand paid by the grantee herein, the receipt whereof is acknowledged, the said Grantor does hereby these presents grant, bargain, sell and convey unto **Sylvia M. Cox and John A. Cox** (herein referred to a GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

Lots 1, 2, 3, 17, 18 and 19 in Block 4, according to survey of Legion Heights, being situated in the NW 1/4 of NW1/4 of Section 30, Township 18, Range 2 East, Sterrett, Shelby County, Alabama, as shown by map of said survey on record in the Probate Office of Shelby County

Property may be subject to all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

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 served 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, we have here unto set our hands and seals this 8 day of January 2021.

_____(SEAL) Gary E. Abercrombie _____(SEAL)
Gary E. Abercrombie

_____(SEAL) Gregory L. Abercrombie _____(SEAL)
Gregory L. Abercrombie

_____(SEAL)

Shelby County, AL 03/03/2021
State of Alabama
Deed Tax: \$15.00

State of Alabama

} General Acknowledgement

Shelby County

I, Melanie Goodwin, a Notary Public in and for the said County, in said State, hereby certify that Gary E. Abercrombie and Gregory L. Abercrombie, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8 day of January, 2021

M Goodwin
Notary Public State of Alabama

Melanie Goodwin
Printed Name of Notary
My Commission Expires

Grantor's Address
138 Hambrick Drive
Huntsville, AL 35811

MELANIE S. GOODWIN
My Commission Expires
August 19, 2023

Prepared by Gary Abercrombie
138 Hambrick Drive
Huntsville, Alabama
35811