

Send Tax Notice to:

402 Timothy Dr
Columbiana, AL 35051

20210311000123330
03/11/2021 03:45:55 PM
DEEDS 1/2

[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 **One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00)**, 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, **Ian Walker and Lauren Walker, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 404 East Milgray Calera AL 36040 grant, bargain, sell and convey unto **Colin Stephenson and Andrea Stephenson** herein referred to as grantees) whose mailing address is 402 Timothy Dr Columbiana AL 35051 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 **402 Timothy Drive, Columbiana, AL 35051** to wit:

Lot No. 12 according to the Survey of Triple Springs Subdivision, as recorded in Map Book 5, Page 34, in the Probate Office 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.

\$171,717.00 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9 day of March, 2021

Ian Walker

Ian Walker

Lauren Walker

Lauren Walker

STATE OF Alabama,

Shelby COUNTY ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Ian Walker and Lauren Walker** 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.

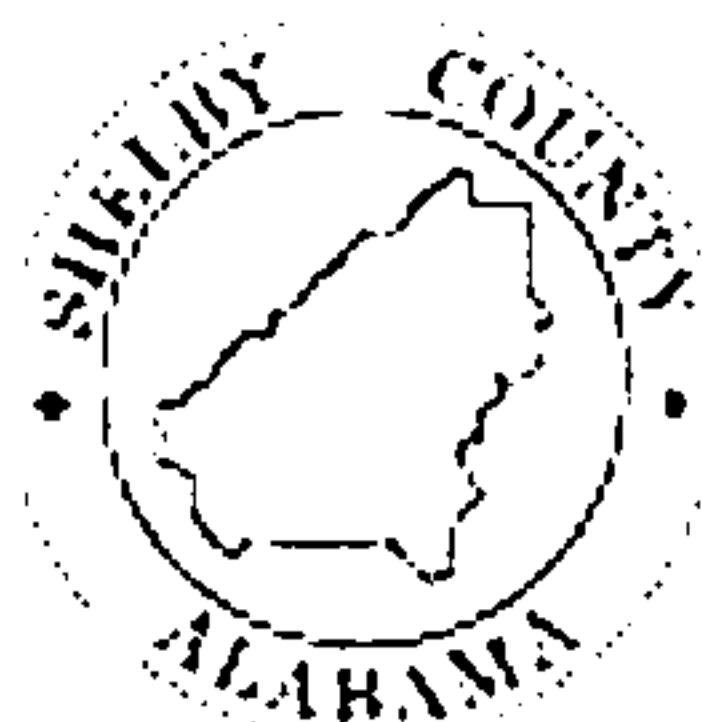
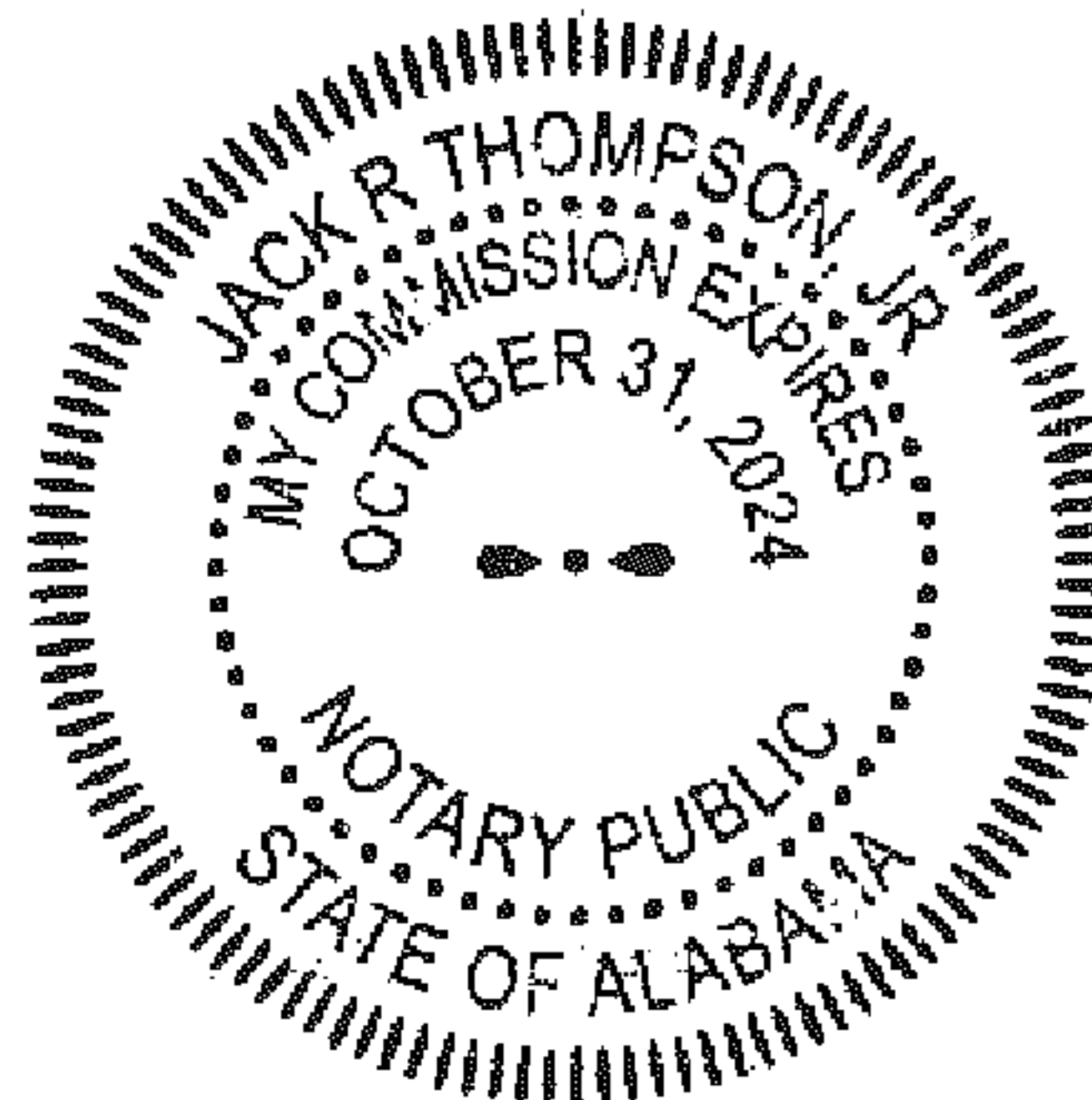
WITNESS my hand and official seal in the county and state aforesaid this the 9th day of March, 2021

My Commission Expires: 10/31/2024

[Signature]
Notary Public

(SEAL)

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
ATB2130



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/11/2021 03:45:55 PM
\$26.00 CHERRY
20210311000123330

Alli S. Beryl