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DEEDS 1/1

Prepared by:  
Cassy L. Dailey  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
Charita Perry  
Aram Tyrone Perry Sr.

207 Grande View Lane  
Maylene, AL 35114

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Seventeen Thousand Five Hundred Dollars and No Cents (\$317,500.00)** 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 whereof is acknowledged, I or we

**Dustin E. Thornton and Cindy B. Thornton, a married couple, whose mailing address is:**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Charita Perry and Aram Tyrone Perry Sr., whose mailing address is:**

**207 Grande View Lane, Maylene, AL 35114**

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 207 Grande View Lane, Maylene, AL 35114 to-wit:

Lot 446, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster 4th Addition as recorded in Map Book 21, Page 100 A & B, Shelby County, Alabama.

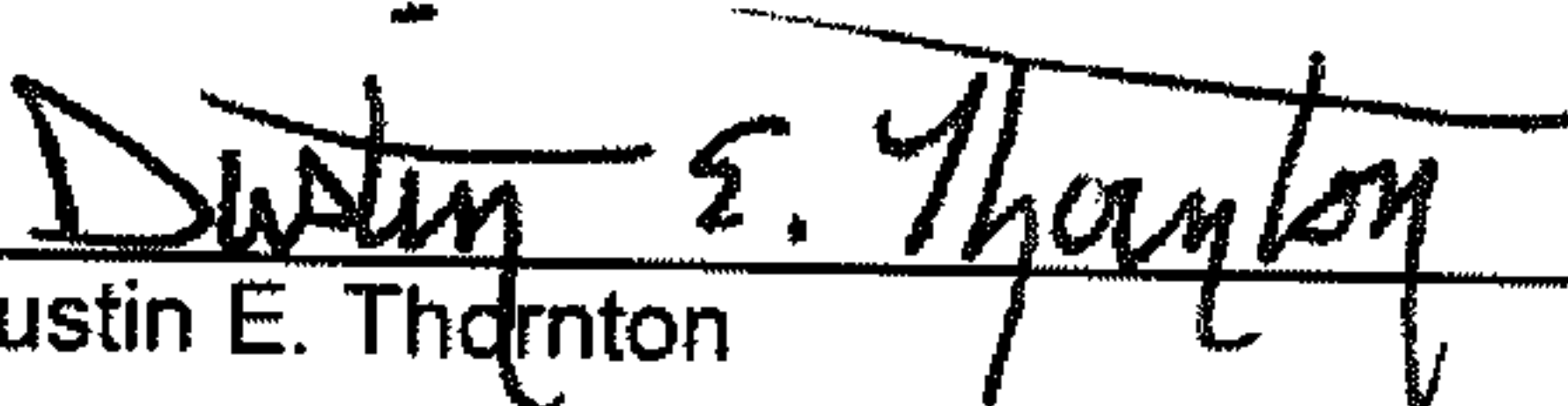
Subject to: All easements, restrictions and rights of way of record.

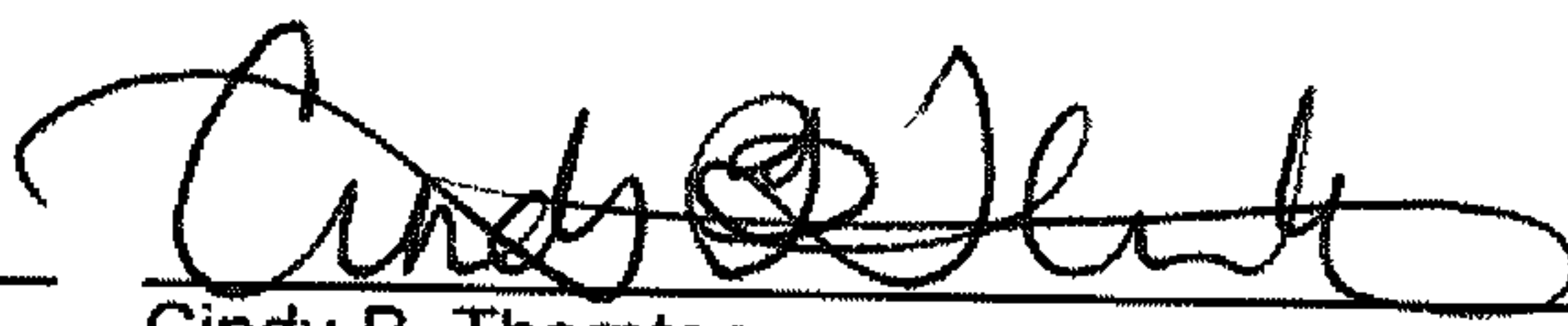
\$301,625.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 joint tenancy hereby created is severed 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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

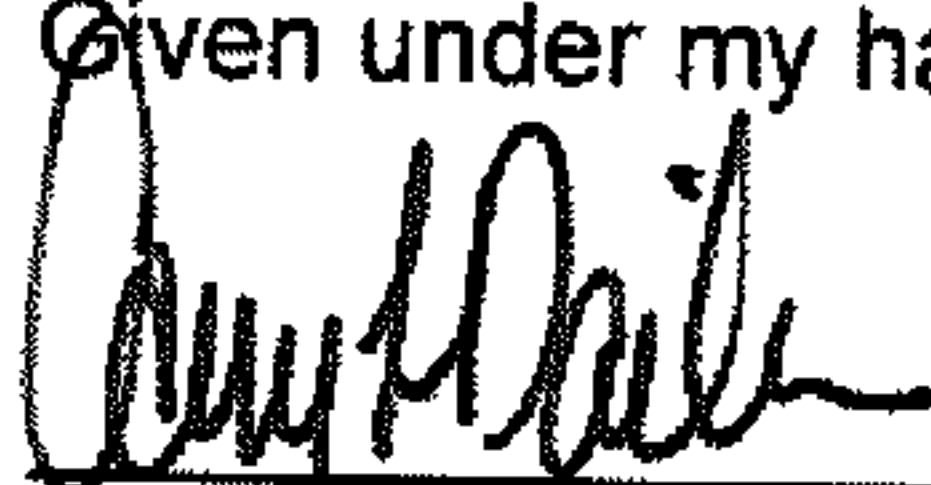
IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 5th day of March, 2021.

  
Dustin E. Thornton

  
Cindy B. Thornton

State of Alabama  
County of Shelby

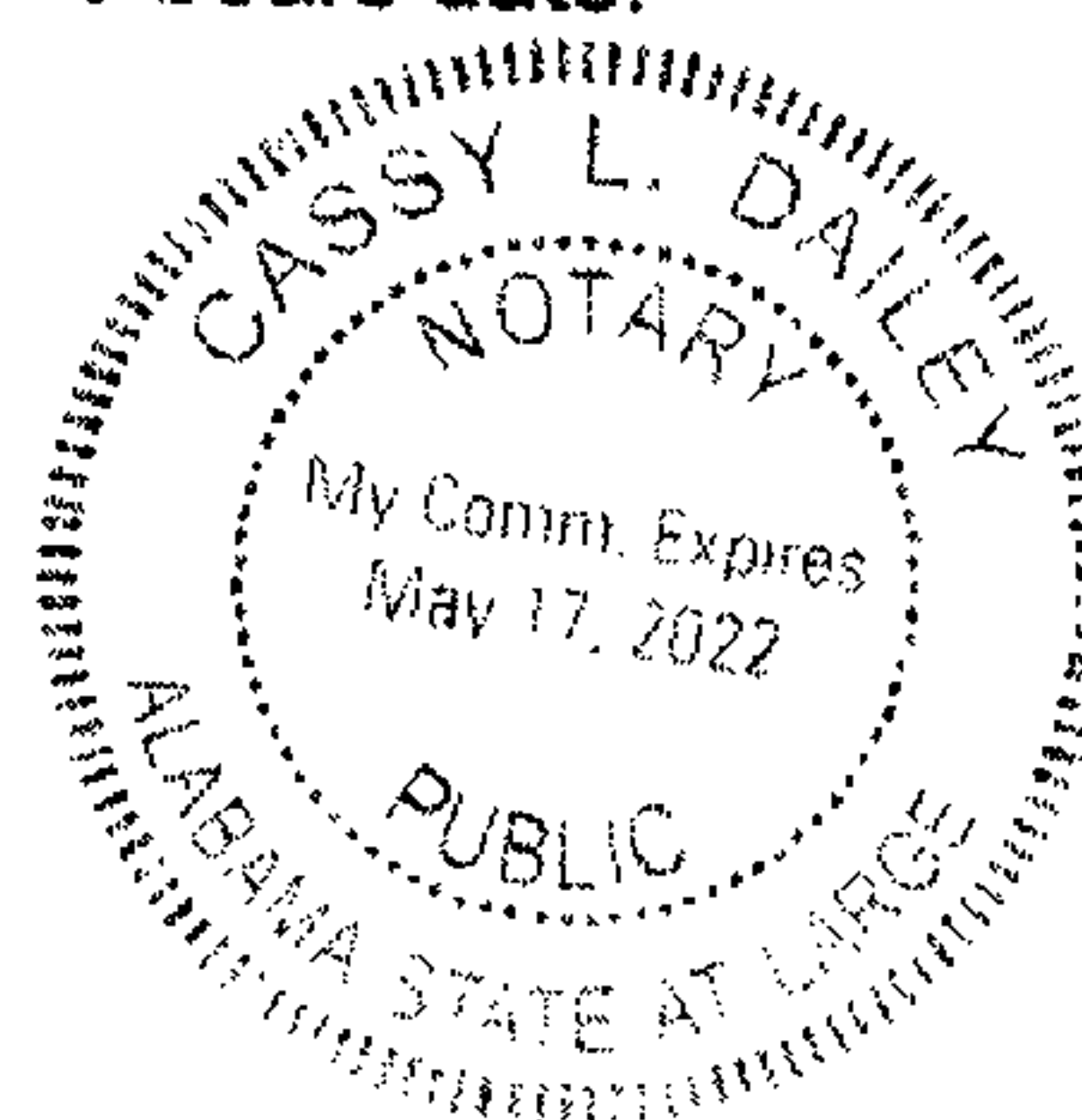
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dustin E. Thornton and Cindy B. Thornton, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this the 5th day of March, 2021.



Notary Public, State of Alabama  
Cassy L. Dailey  
Printed Name of Notary  
My Commission Expires: May 17, 2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/12/2021 12:06:55 PM  
\$38.00 CHERRY  
20210312000124980



*Ann S. Boyd*