

This Instrument was Prepared by:

Send Tax Notice To: Stephen D. Smith
Elizabeth Smith
1007 Shadow Oaks Dr.
Wilsonville, AL 35186

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-21-27012

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Thousand Dollars and No Cents (\$400,000.00)**, 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 whereof is acknowledged, I or we, **Michael Edmiston and Kathryn Marie Edmiston, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Stephen Smith and Elizabeth Smith**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit:

Lot 227, according to the Survey of Shadow Oaks Estates, 2nd Sector, as recorded in Map Book 33, Page 149, in the Office of the Judge of Probate of Shelby County, Alabama.

Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$345,150.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12th day of March, 2021.

Michael Edmiston
Michael Edmiston

Kathryn Marie Edmiston
Kathryn Marie Edmiston

By Kathryn Marie Edmiston
By Kathryn Marie Edmiston
as Attorney in Fact *as Attorney in Fact*

State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Kathryn Marie Edmiston as Attorney in Fact for Michael Edmiston and Kathryn Marie Edmiston, 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 12th day of March, 2021.

Mike T Atchison
Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 01, 2024



