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03/17/2021 09:20:51 AM  
DEEDS 1/3

**WARRANTY DEED** JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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STATE OF ALABAMA  
County of Shelby

Send Tax Notice To: Michael Joseph Bastille and  
Jennifer Lee Bastille  
500 Horizon St Alabaster AL 35114

Presents:

THAT IN CONSIDERATION OF Two Hundred Forty Five Thousand Dollars and no/100 Dollars (\$245,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I The Estate of Ann Nichols Johnson Probate Case PR 2020-000602\_ (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Michael Joseph Bastille and Jennifer Lee Bastille (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 82 of Lacey's Grove Phase 2, as recorded in Map Book 38, Page 19, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

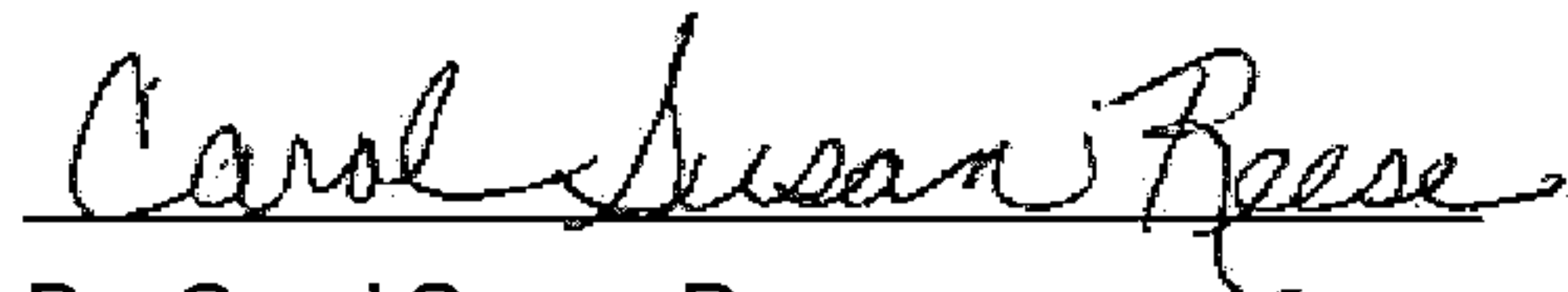
\$196,000.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

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 the 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 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 10th day of March 2021.

The Estate of Ann Nichols Johnson Probate Case  
NO PR-2020-000602




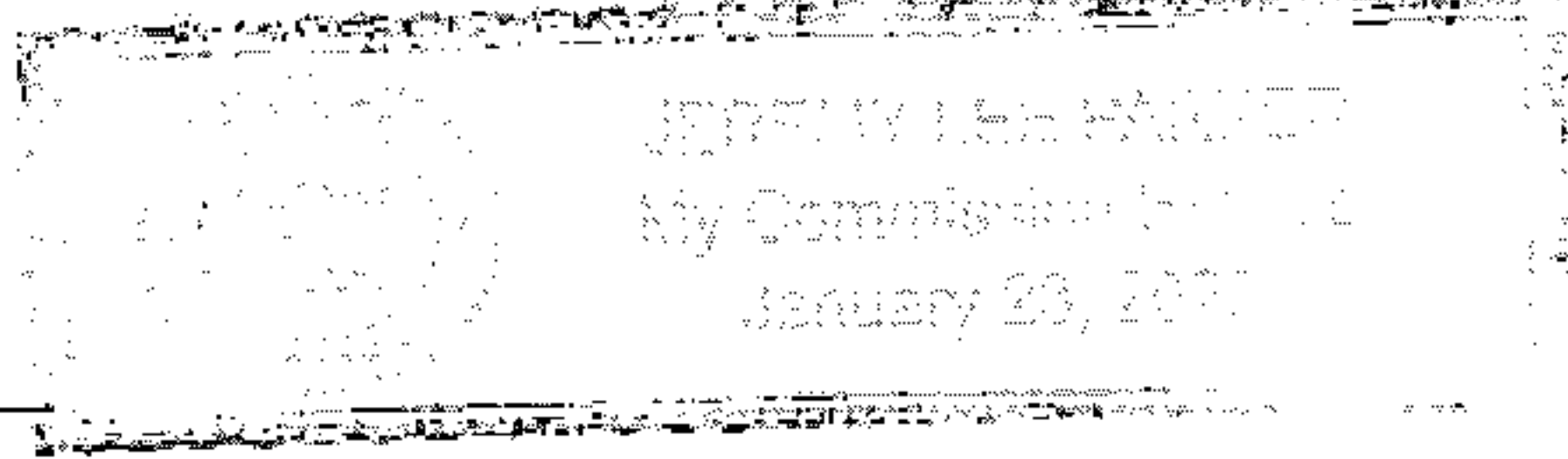
By Carol Susan Reese  
Its: Personal Representative

State of Alabama  
County of Jefferson

I, The Undersigned, a notary public, hereby certify that Carol Susan Reese whose name(s) as Personal Representative(s) of the Estate of Ann Nichols Johnson Probate Case No PR-2020-000602 is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the conveyance, that Carol Susan Reese in her capacity as Personal Representative, did executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal this 10th day of March 2021

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_



Prepared By: Jeremy L. Parker  
Parker Law Firm, LLC  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216

