

20210318000136130
03/18/2021 01:03:39 PM
DEEDS 1/2

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Jason Paul Romans
Lesley Snider Romans

1114 Highway 5
Wilsonville, AL 35186

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 Twenty Five Thousand Dollars and No Cents (\$325,000.00)** 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

Regina Hutchinson, individually and as Attorney in Fact for her husband, Sam Hutchinson, whose mailing address is:

203 Caldwell Street, Camden, AL 36726

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

Jason Paul Romans and Lesley Snider Romans, whose mailing address is:

1114 Highway 5, Wilsonville, AL 35186

(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: 1114 Highway 5, Wilsonville, AL 35186 to-wit:

Lot 2, Trail's End, Sector One, as recorded in Map Book 11, Page 15, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

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

\$292,500.00 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 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 23rd day of February, 2021.

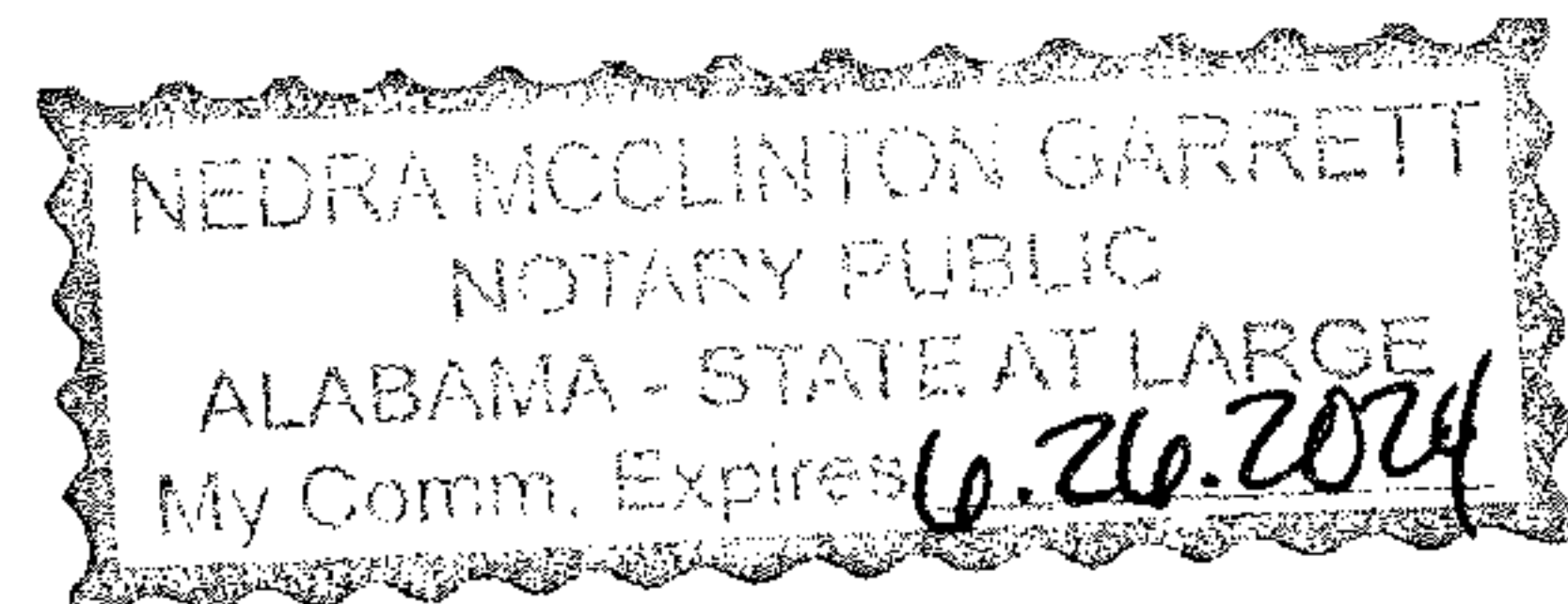
Sam Hutchinson, by and through his Attorney in Fact Regina Hutchinson -
Sam Hutchinson, by and through his Attorney in Fact, Regina Hutchinson

Regina Hutchinson
Regina Hutchinson

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Regina Hutchinson, individually and as Attorney in Fact for her husband, Sam Hutchinson, 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 she individually and in her capacity as said Attorney in Fact and with full authority, executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 23rd day of February, 2021.

Nedra McClinton Garrett
Notary Public, State of Alabama
Nedra McClinton Garrett
Printed Name of Notary
My Commission Expires: 6.26.2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/18/2021 01:03:39 PM
\$57.50 MIST
20210318000136130

Allen S. Bayl