

Send Tax Notice to:

Gregory A. Krane and Michele R. Krane
728 Barkley Circle
Alabaster, AL 35007

20210326000153010
03/26/2021 02:39:28 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 **Two Hundred Twenty Five Thousand and 00/100 Dollars (\$225,000.00)**, 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. **Alavest LLC, an Alabama Limited Liability Company** (herein referred to as grantor, whether one or more) whose mailing address is **429 Lorna Square, Hoover, AL 35216** grant, bargain, sell and convey unto **Gregory A. Krane and Michele R. Krane** (herein referred to as grantees) whose mailing address is **6037 Crystal Drive, McCalla, AL 35111**, 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 **728 Barkley Circle, Alabaster, AL 35007** to wit:

LOT 43, ACCORDING TO THE SURVEY OF SILVER CREEK, SECTOR 1, AS RECORDED IN MAP BOOK 26, PAGE 144, 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.

Subject to all rights of redemption from that certain foreclosure sale of September 14, 2020 and recorded in Inst. #20200930000440720

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 25th day of March, 2021

Alavest LLC

By:

Its:

Jessica Veitch
Authorized member

STATE OF ALABAMA,

JEFFERSON COUNTY

I, Heather Reeves, a Notary Public in and for said county in said state, hereby certify that Jessica Veitch an authorized representative of Alavest LLC 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, she in his capacity as authorized representative and with full authority executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 25th day of March, 2021

My Commission Expires:

8-6-14

[Signature]
Notary Public



(S E A L)

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
ATB 2255



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/26/2021 02:39:28 PM
\$250.00 CHARITY
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Allen S. Bayl