

WARRANTY DEED

20210407000173650
04/07/2021 09:18:33 AM
DEEDS 1/1

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Kaitlyn Jones
Cole Jones
738 Haycort Lane
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Eighty-Nine Thousand Five Hundred and 00/100 Dollars (\$389,500.00),being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

John D Allred, unmarried

(herein referred to as Grantor) do grant, bargain, sell and convey unto

Kaitlyn Jones and Cole Jones

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 13, according to the Map of The Highlands, 2nd Sector, as recorded in Map Book 18, Page 48, in the Probate Office of Shelby County, Alabama.

John D. Allred is the surviving grantee of that certain deed recorded in Instrument 2000-44105. The other grantee, Allyson A. Allred having died on or about April 24, 2019.

\$370,025.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal, this April 1, 2021.

John D Allred

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, John D Allred, unmarried, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, John D Allred executed the same voluntarily on the day the same bears date.

Given under my hand and seal this April 1, 2021.

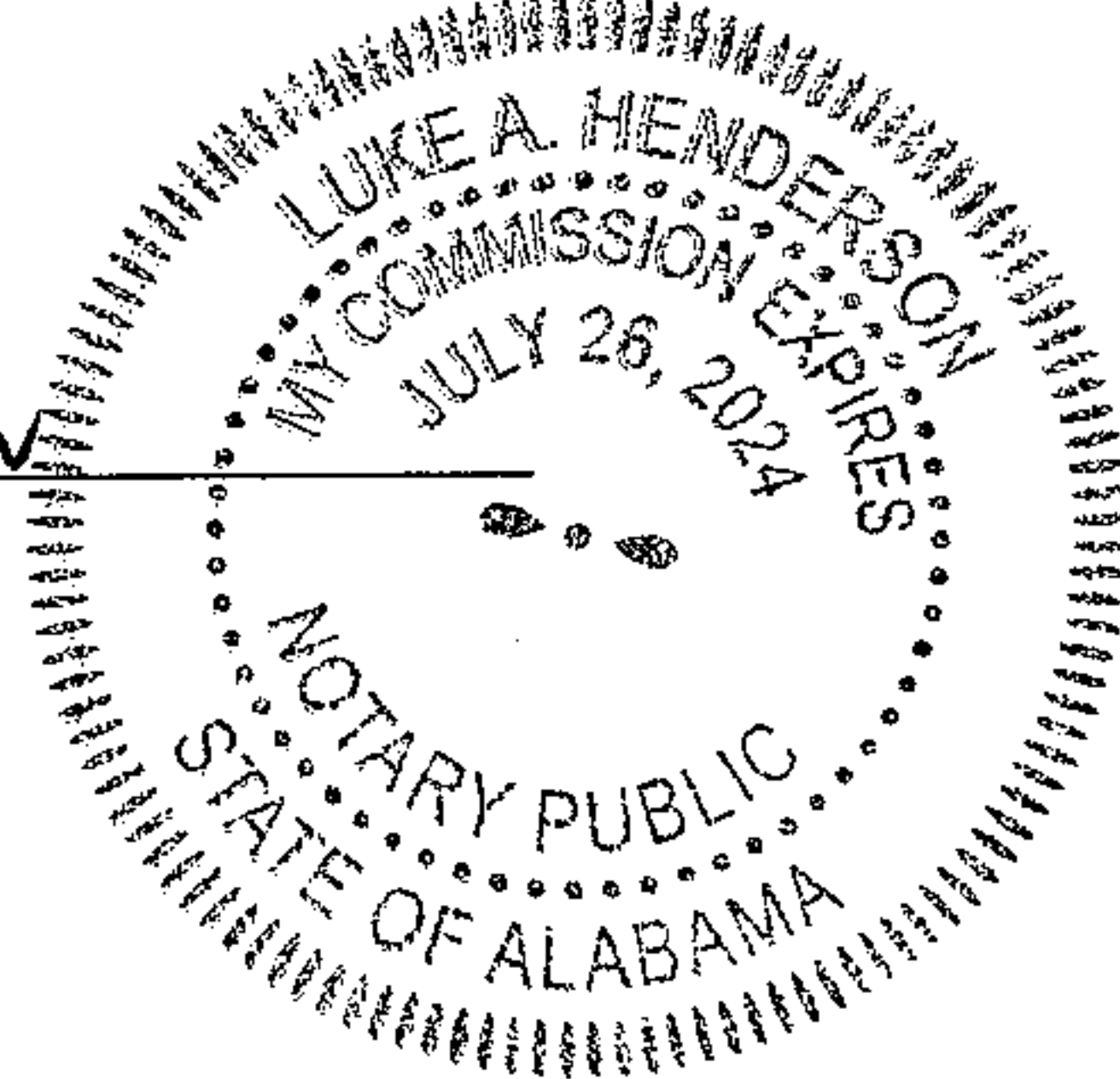
My Commission Expires: 7/26/2024

Grantor's Address:
1858 Smyer Lake Rd.
Leeds, AL 35094

Property Address:
738 Haycort Lane, Hoover, AL 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2021 09:18:33 AM
\$41.50 JOANN
20210407000173650



Allen S. Boyd