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DEEDS 1/2

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

Send Tax Notice To:
Alex Elizabeth Bemis
Nicholas C. Puckett

2507 Elizabeth Dr.
Pelham, AL 35124

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Ninety Thousand Dollars and No Cents (\$290,000.00) 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

Donald J. Domazet and Laurinda M. Domazet, husband and wife, whose mailing address is:

488 BALLANTRAE ROAD, PELHAM, AL 35124

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

Alex Elizabeth Bemis and Nicholas C. Puckett, whose mailing address is:

2507 Elizabeth Dr., Pelham, AL 35124

(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: 2507 Elizabeth Dr., Pelham, AL 35124 to-wit:

All of Lot 4 and part of Lot 5, Royal Oaks, First Sector, a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, Page 17, said part of Lot 5 being more particularly described as follows: From the Northeast corner of said Lot 5, run in a Southerly direction along the East line of said Lot 5, for a distance of 98.99 feet to the point of beginning; thence turn an angle to the right of 82 degrees 01 minutes 36 seconds and run in a Southwesterly direction for a distance of 151.46 feet to the Southwest corner of said Lot 5, also being a point on the East right of way line of Elizabeth Drive, thence turn an angle to the left of 172 degrees 01 minutes 36 seconds and run in an Easterly direction along the South line of said Lot 5 for a distance of 150.00 feet to the Southeast corner of said lot, thence turn an angle to the left of 90 degrees and run in a Northerly direction along the east line of said lot 5 for a distance of 21.01 feet to the point of beginning. Situated in Shelby County, Alabama. Mineral and mining rights excepted.

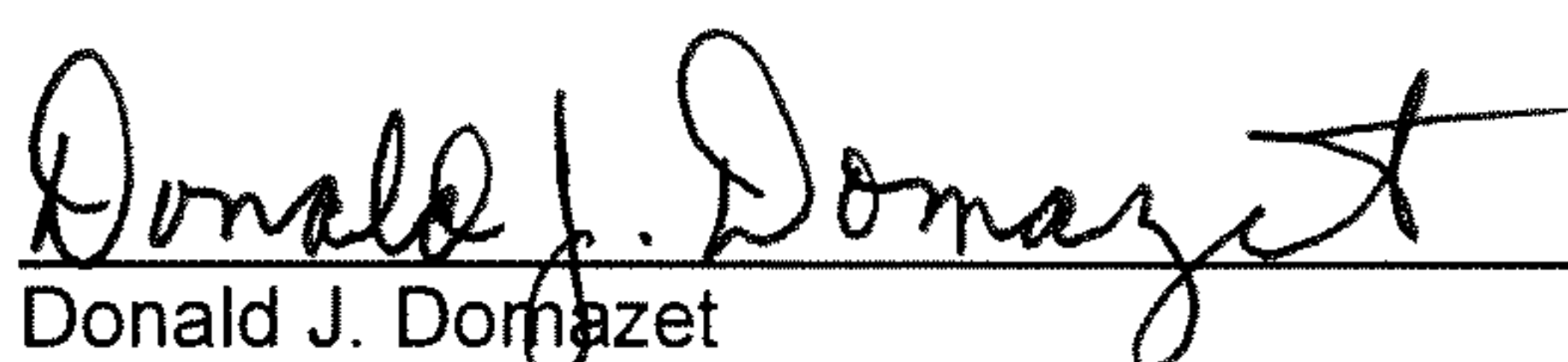
Subject to: All easements, restrictions and rights of way of record.

\$275,500.00 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 warrants 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 30th day of March, 2021.


Donald J. Domazet

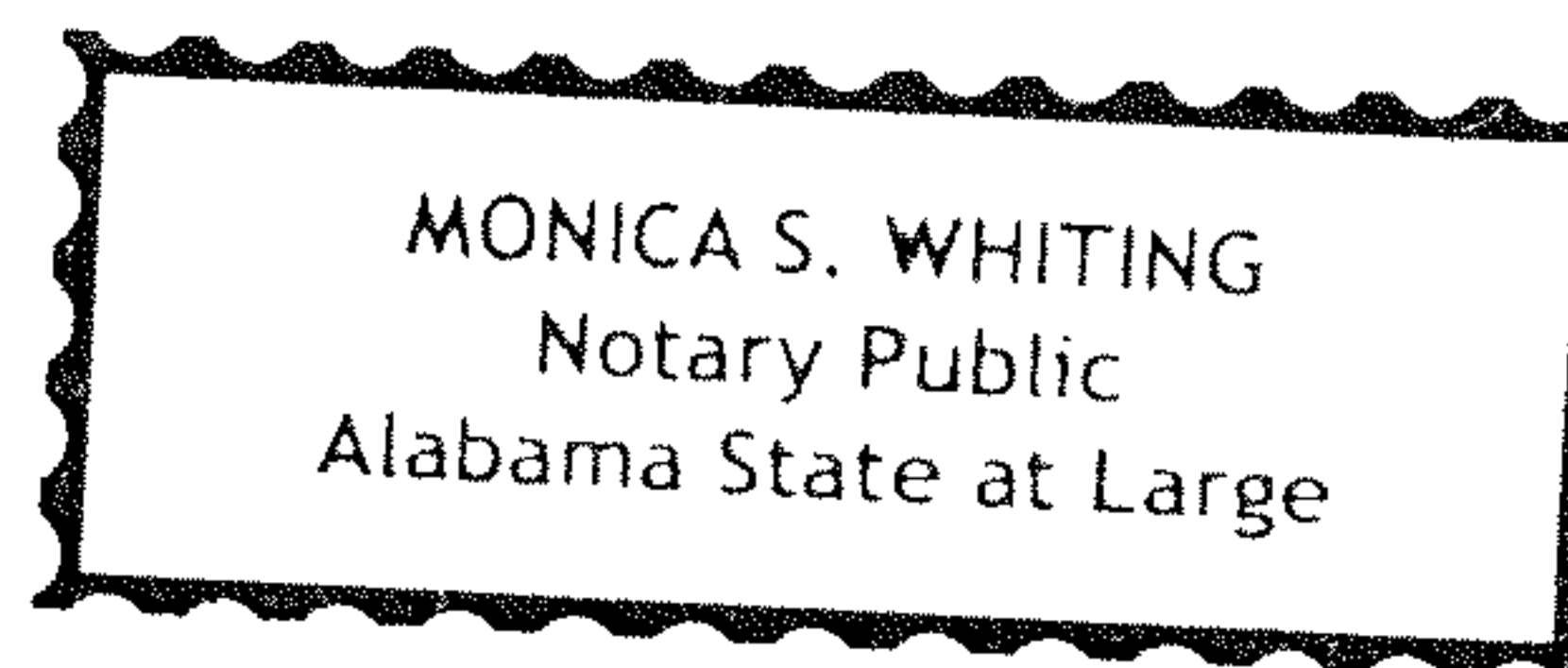

Laurinda M. Domazet

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald J. Domazet and Laurinda M. Domazet, husband and wife, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 30th day of March, 2021.


Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: 9/10/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/08/2021 12:24:19 PM
\$39.50 CHERRY
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