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04/14/2021 11:49:50 AM

DEEDS 1/1

Prepared by:  
Cassy L. Dailey  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
Khiari J. McAlpin  
Curtis Lee Knox Jr.  
**221 Grand Reserve Drive  
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 **Twenty Five Thousand Dollars and No Cents (\$25,000.00)** 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

**Claude Fountain, a married man, whose mailing address is:**

**4525 Riverbirch Circle, Bessemer, AL 35022**

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

**Khiari J. McAlpin and Curtis Lee Knox Jr., whose mailing address is:**

**221 Grand Reserve Drive, 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: 808 Ballantrae Pkwy., Pelham, AL 35124 to-wit:

Lot 223, according to the Final Plat of Lochinvar at Ballantrae, as recorded in Map Book 32, Page 10 A-B-C, in the Probate Office of Shelby County, Alabama.

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

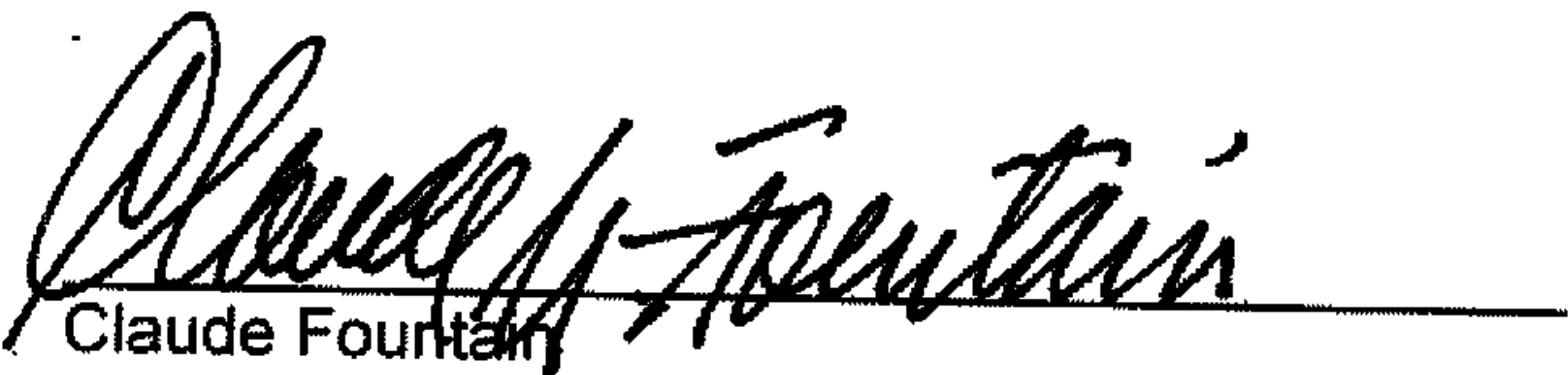
**The property herein conveyed does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous thereto.**

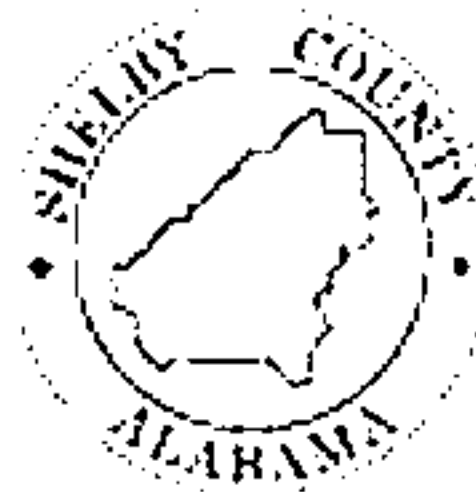
\$20,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 1st day of April, 2021

  
Claude Fountain



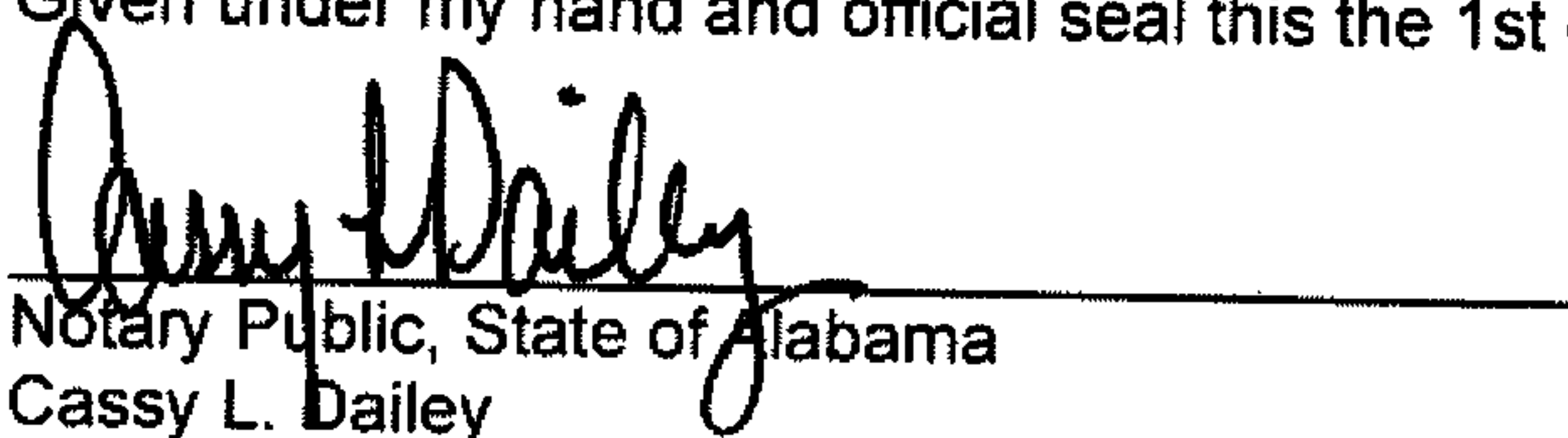
Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/14/2021 11:49:50 AM  
\$27.00 CHERRY  
20210414000185880

*Allen S. Boyd*

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Claude Fountain, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of April, 2021.

  
Notary Public, State of Alabama  
Cassy L. Dailey  
Printed Name of Notary  
My Commission Expires: May 17, 2022

