

20210419000194690
04/19/2021 02:29:38 PM
DEEDS 1/2

Send Tax Notice to:

Brittany R. Saint
Blake C. Earley
315 Forest Parkway
Alabaster Al 35007

[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 Seventy Five Thousand and 00/100 Dollars (\$275,000.00)**, 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 of which is acknowledged. I or we, **John E. Woody and Heather Woody, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 818 Maplewood Trwn Alabaster, Al 35007 grant, bargain, sell and convey unto **Brittany R. Saint and Blake C. Earley** (herein referred to as grantees) whose mailing address is 315 Forest Parkway, Alabaster, Al 35007 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 315 Forest Parkway, Alabaster, Al 35007 to wit:

Lot 77, according to the Survey of Park Forest, 7th Sector, Phase I, as recorded in Map Book 19, Page 33 in the Probate Office of Shelby County, Alabama; being situated in 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.

\$261,250.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

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 4 day of April, 2021

John E. Woody
John E. Woody

Heather Woody
Heather Woody

STATE OF ALABAMA

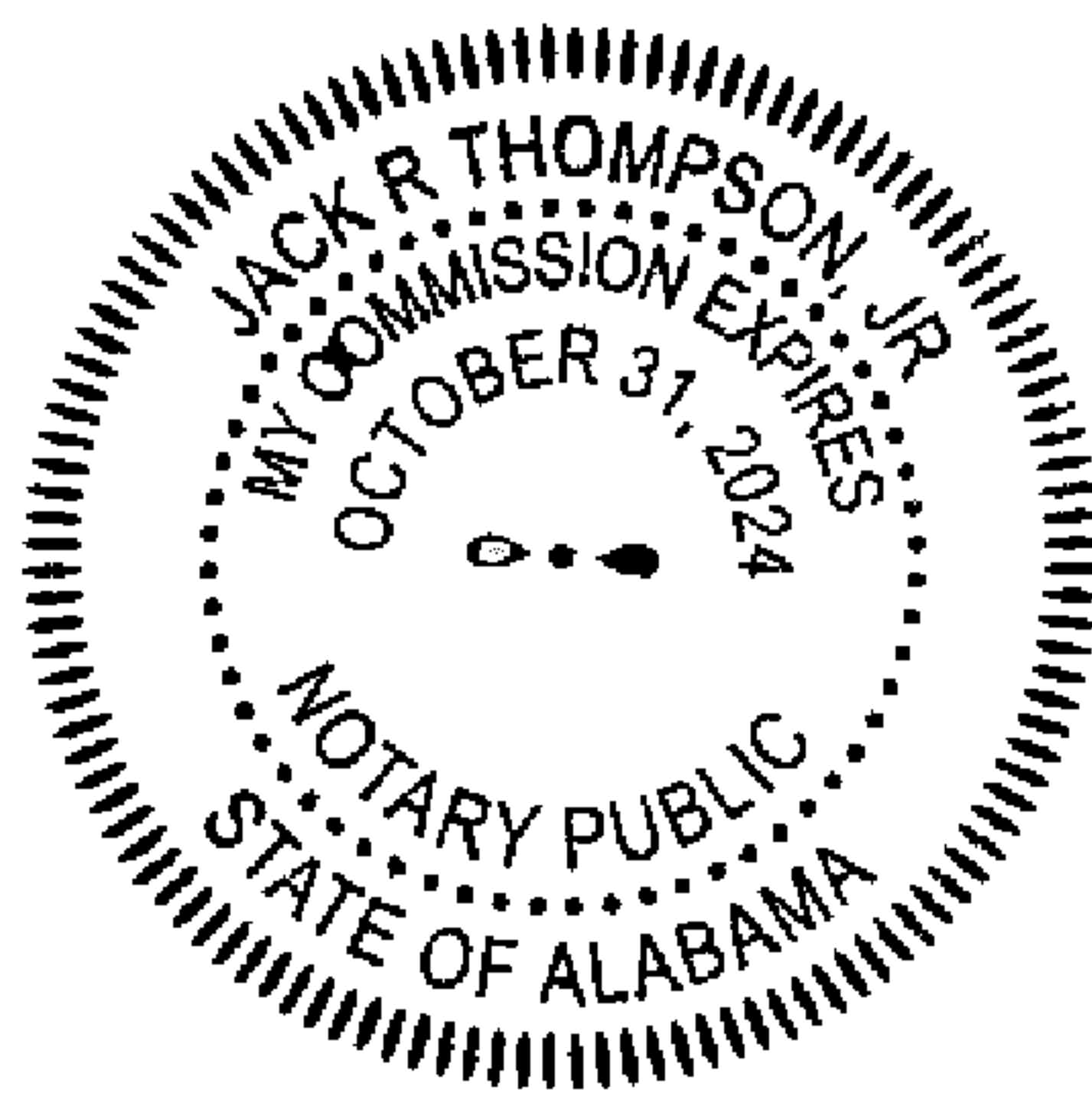
COUNTY OF JEFFERSON

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **John E. Woody and Heather Woody** 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, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 16th day of April, 2021

My Commission Expires: 10/31/2024

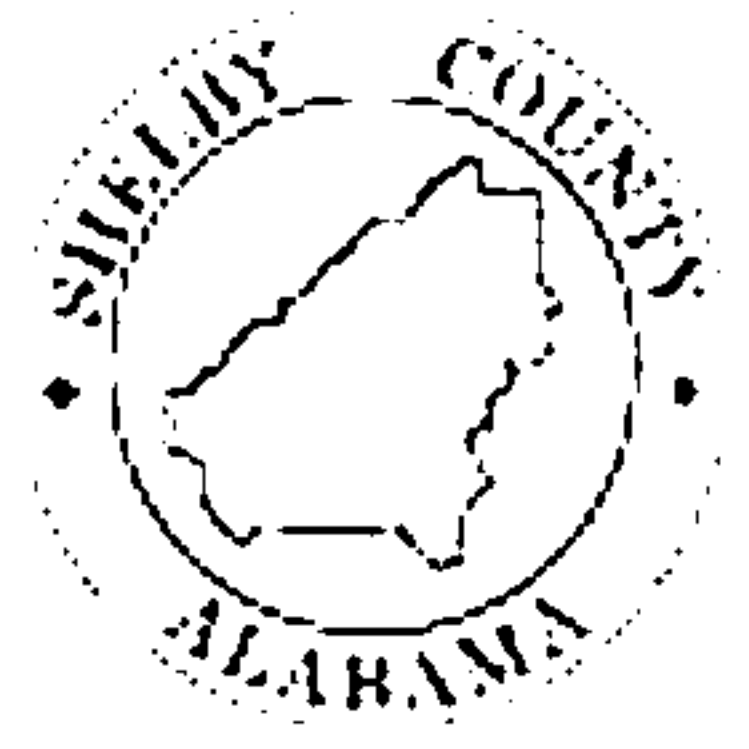
Jack R. Thompson, Jr.
Notary Public



(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

File No. ATB2273A



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/19/2021 02:29:38 PM
\$39.00 CHERRY
20210419000194690

Allie S. Bayl