

20210422000200490

04/22/2021 11:26:35 AM

DEEDS 1/1

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

Send Tax Notice To:
Edward Philip Parrish
Nancy L. Parrish
485 Ballantrae Rd.
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 **Four Hundred Twenty Thousand Dollars and No Cents (\$420,000.00)** 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

Jessica W. Laws, Formerly Known As Jessica L. Winton, grantee in that certain Warranty Deed recorded in 20180510000160320, and Kevin Laws, a married couple, whose mailing address is:

485 Ballantrae Rd., Pelham, AL 35124

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

Edward Philip Parrish and Nancy L. Parrish, whose mailing address is:

2212 White Way LWF, Hoover, AL 35226

(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: 485 Ballantrae Rd., Pelham, AL 35124 to-wit:

Lot 2173, according to the Survey of Kirkwall at Ballantrae, Phase 4, as recorded in Map Book 48, Page 54, in the Probate Office of Shelby County, Alabama.

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

\$210,000.00 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 15th day of April, 2021.



Jessica W. Laws



Kevin Laws

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jessica W. Laws and Kevin Laws, 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 15th day of April, 2021.



Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/22/2021 11:26:35 AM
\$233.00 CHERRY
20210422000200490

Allen S. Byrd

