

Send Tax Notice to:

5428 Woodford Dr.  
Birmingham AL 35242

20210429000212480  
04/29/2021 10:09:55 AM  
DEEDS 1/2

[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 **Three Hundred Ninety-four Thousand Nine Hundred 00/100 Dollars (\$394,900.00)**, 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 where is acknowledged. I or we, **Jeremy W. Coffey and April S. Coffey, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 201 Moretti Circle, Apt 148, Homewood, AL 35209 grant, bargain, sell and convey unto **Elizabeth Elsner and Robert James Francis Elsner**, herein referred to as grantees) whose mailing address is 5428 Woodford Dr. Birmingham AL 35242 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 **5428 Woodford Drive, Birmingham, AL 35242** to wit:

Lot 12, Block 7, according to the Amended Map of Woodford, recorded in Map Book 8, Page 51, A, B, C & D, in the Probate Office of 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.

\$315,920.00 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 26 day of April, 2021

[Signature]  
Jeremy W. Coffey

[Signature]  
April S. Coffey

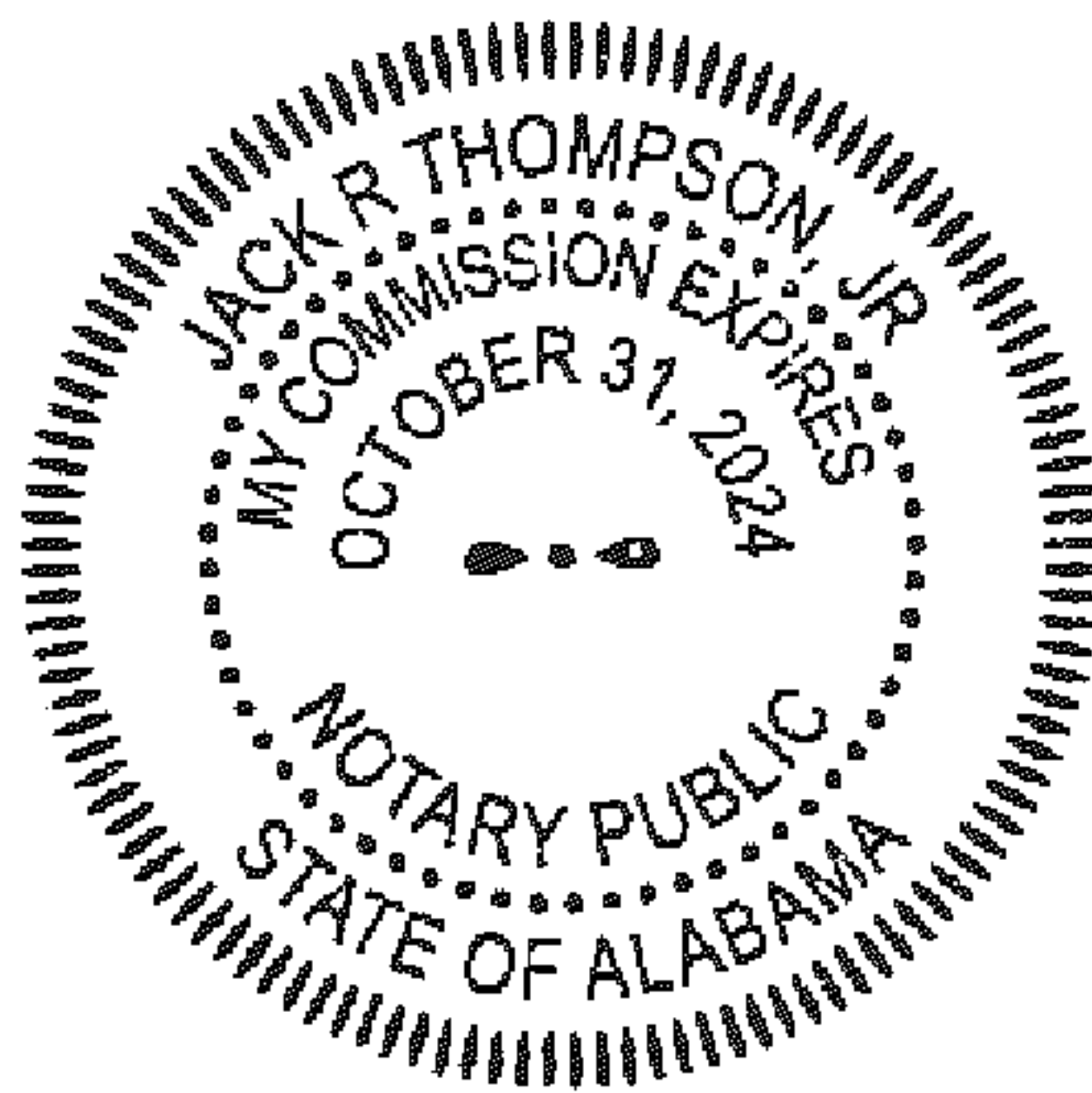
STATE OF Alabama

Tettusca COUNTY ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Jeremy W. Coffey and April S. Coffey** 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 26 day of April, 2021

My Commission Expires: 10/31/2024  
[Signature]  
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  
ATB2288



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/29/2021 10:09:55 AM  
\$104.00 JOANN  
20210429000212480

Allen S. Bayl