

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Suzan Boyd
Bradley Hayes
856 Shady Oak Lane
Alabaster, AL 35007

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Fifteen Thousand Dollars and No Cents (\$315,000.00)** 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

Billy R. Coston and Bernice G. Coston, a married couple, whose mailing address is:

856 Shady Oak Lane, Alabaster, AL 35007

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

Suzan Boyd and Bradley Hayes, whose mailing address is:

11568 Compass Point Dr N Apt 50, San Diego CA 92126

(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: 856 Shady Oak Lane, Alabaster, AL 35007 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

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

\$252,000.00 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 28th day of April, 2021.

Billy R. Coston Sr.
Billy R. Coston

Bernice G. Coston
Bernice G. Coston

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy R. Coston and Bernice G. Coston, 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 28th day of April, 2021.

Sandy F. Johnson
Notary Public, State of Alabama
Sandy F. Johnson

Printed Name of Notary

My Commission Expires: January 22, 2023

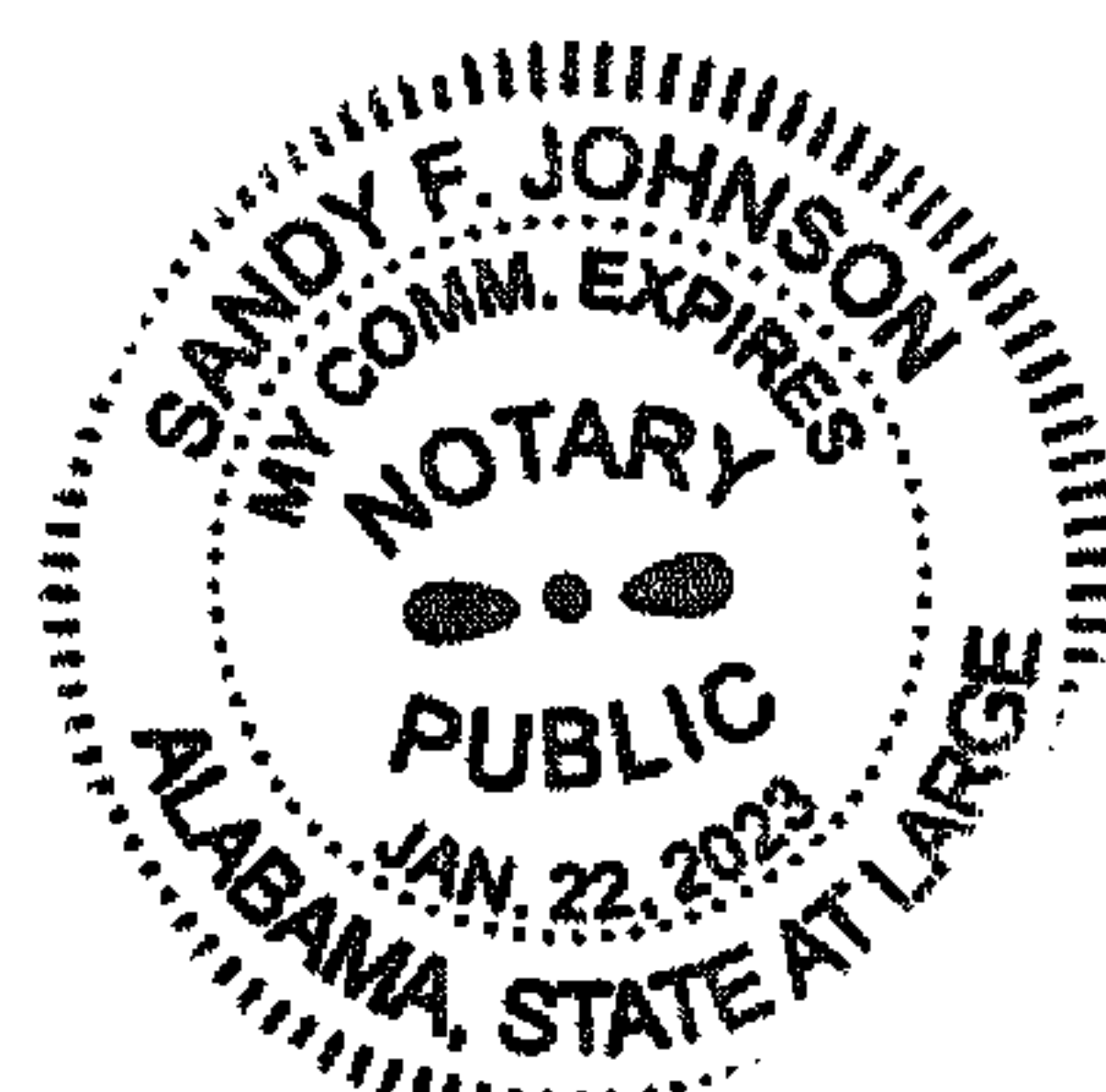


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land located in the S 1/2 of the SW 1/4 of Section 22, Township 21 South, Range 3 West, described as follows: Commence at the Southeast corner of said half-quarter Section; thence North along the East line of said half-quarter Section 375 feet; thence 88°30' left parallel to South boundary of said half-quarter Section 1180 feet to the point of beginning of boundary of tract of land herein described; said point of beginning being on the North right-of-way boundary of a street; thence continue along the last mentioned course 245 feet; thence 88°30' right 425 feet; thence 91°30' right 245 feet; thence 88°30' right 425 feet to the point of beginning.

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/05/2021 02:26:22 PM
\$88.00 CHERRY
20210505000224520

Allen S. Bayl