

Send Tax Notice to:

Glenn David Bedsole and Linda Lawrence Bedsole
514 Meadow Ridge Circle
Birmingham, AL 35242

20210526000259100
05/26/2021 03:14:31 PM
DEEDS 1/2

[Space Above This Line for Recording Data]

JOINT SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00)** 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 where is acknowledged. I or we, **Jonathan Baggett and wife Suzanne Baggett** referred to as grantor, whether one or more) whose mailing address is **3209 Brook Highland Trace, Birmingham, AL 35242** grant, bargain, sell and convey unto **Glenn David Bedsole and Linda Lawrence Bedsole** herein referred to as grantees) whose mailing address **514 meadow Ridge circle, 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 of: **514 Meadow Ridge Circle, Birmingham, AL 35242** to wit:

Lot 14, according to the Survey of Meadow Brook Cluster Homes, First Sector, as recorded in Map Book 13, Page 20, 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.

\$338,000.00 of the consideration recited above was paid from a mortgage loan closed 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 25 day of

May, 2021

Jonathan Baggett
Jonathan Baggett
Suzanne Baggett
Suzanne Baggett

STATE OF ALABAMA

JEFFERSON COUNTY

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that Jonathan Baggett and Suzanne Baggett, 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, they, executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 25 day of May, 2021

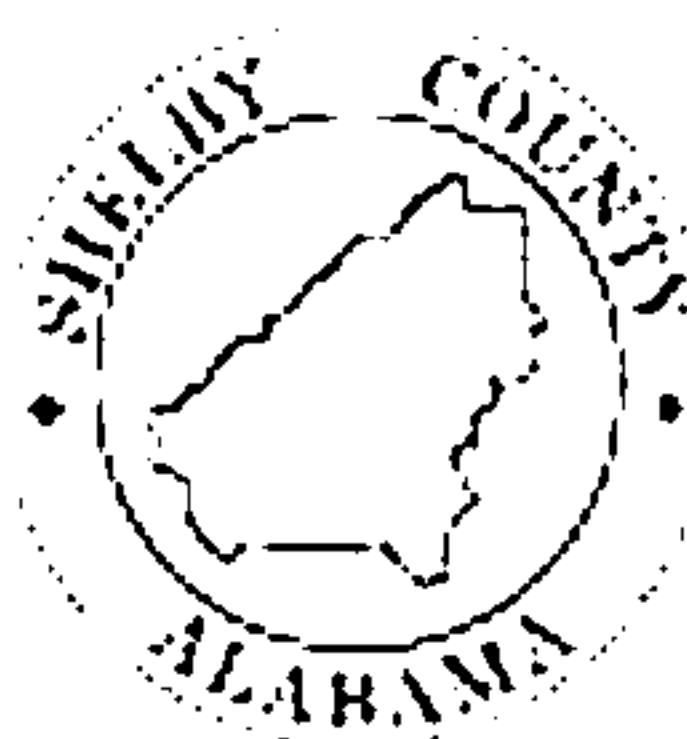
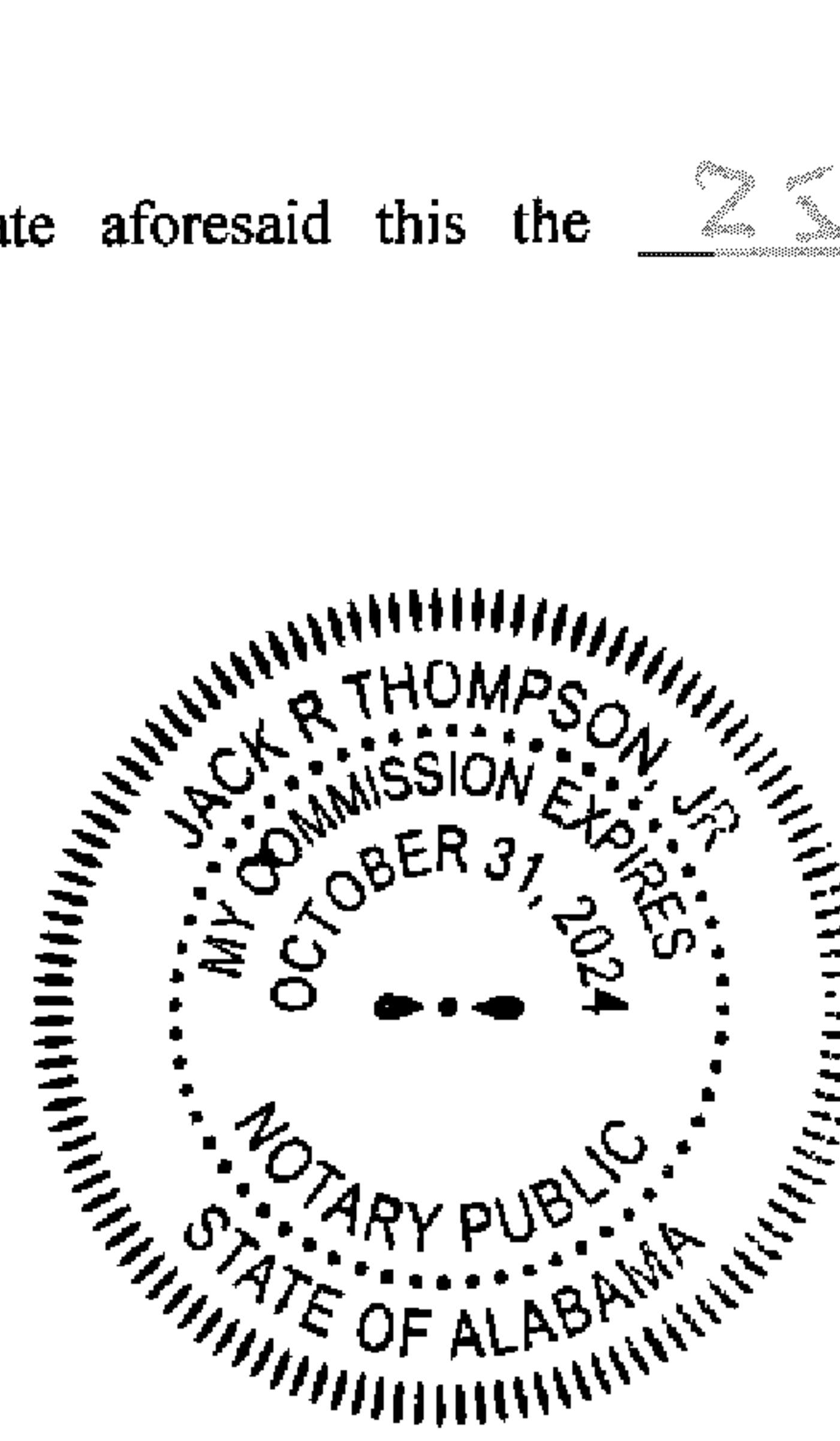
My Commission Expires: 10/31/2024

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
ATB 2374



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/26/2021 03:14:31 PM
\$37.00 CHERRY
20210526000259100

Allie S. Boyd