

Send Tax Notice to:

Timothy C. Williams and Angela L. Williams

1056 Riviera Dr

Calera AL 35040

20210601000264650

06/01/2021 09:45:17 AM

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 **Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00)** 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, **Matthew J. Huff and wife Andrea L. Huff** referred to as grantor, whether one or more) whose mailing address is 1170 County Road 271, Canton, AL 35045 grant, bargain, sell and convey unto **Timothy C. Williams and Angela L. Williams** herein referred to as grantees) whose mailing address 1056 Riviera Dr Calera, 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: **1056 Riviera Drive, Calera, AL 35040** to wit:

Lot 161, according to the Survey of Reserve at Timberline, as recorded in Map Book 34, Pages 117A,B,C and D, in the Office of the Judge of Probate 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

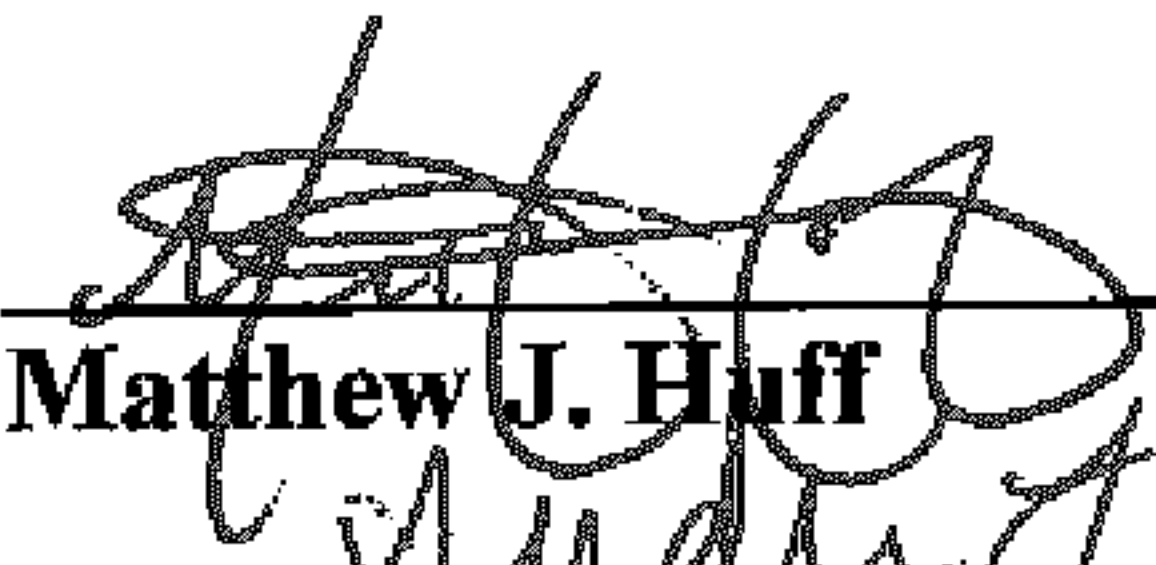
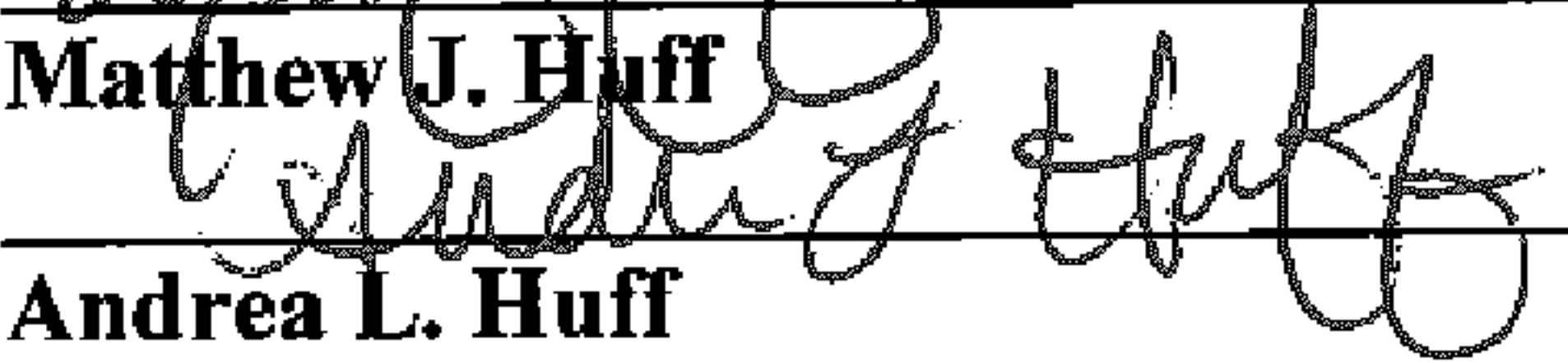
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$279,720.00 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 28th day of

May, 2021

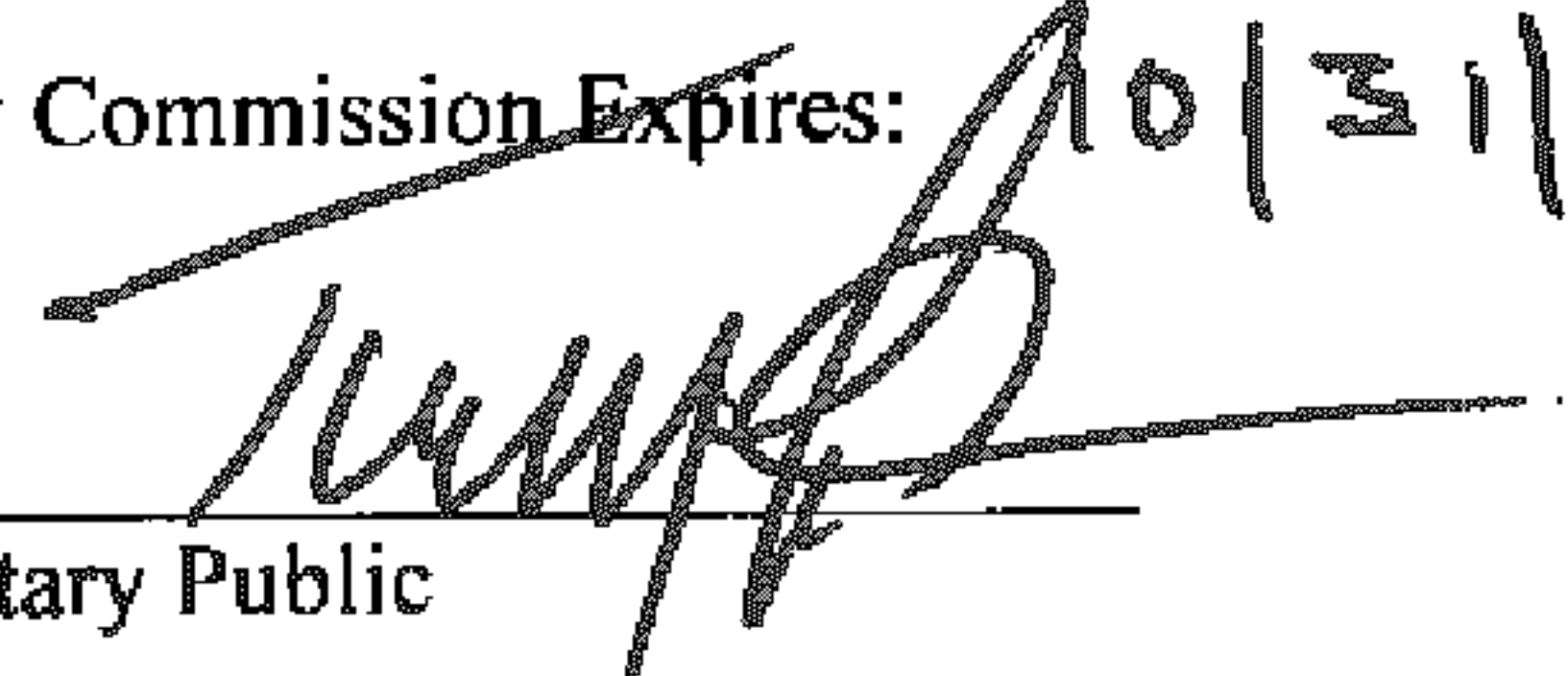

Matthew J. Huff

Andrea L. Huff

STATE OF ALABAMA

JEFFERSON COUNTY

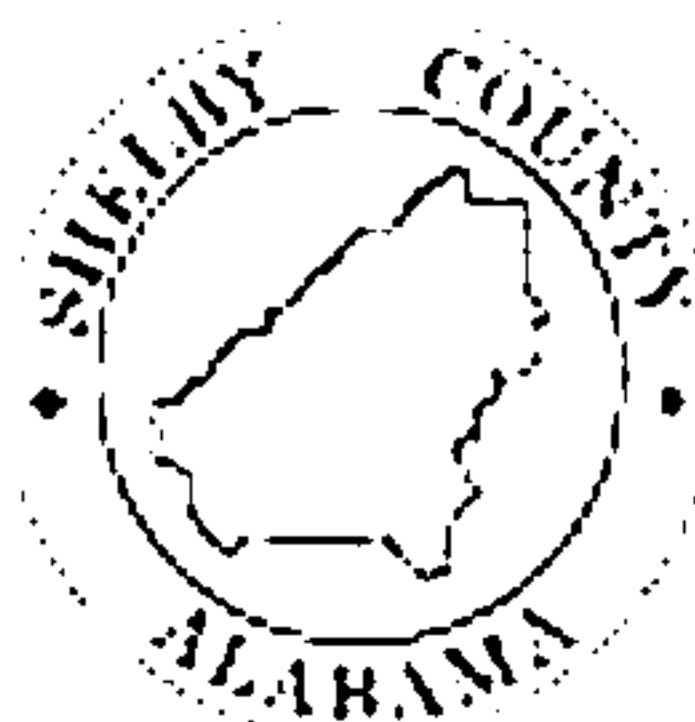
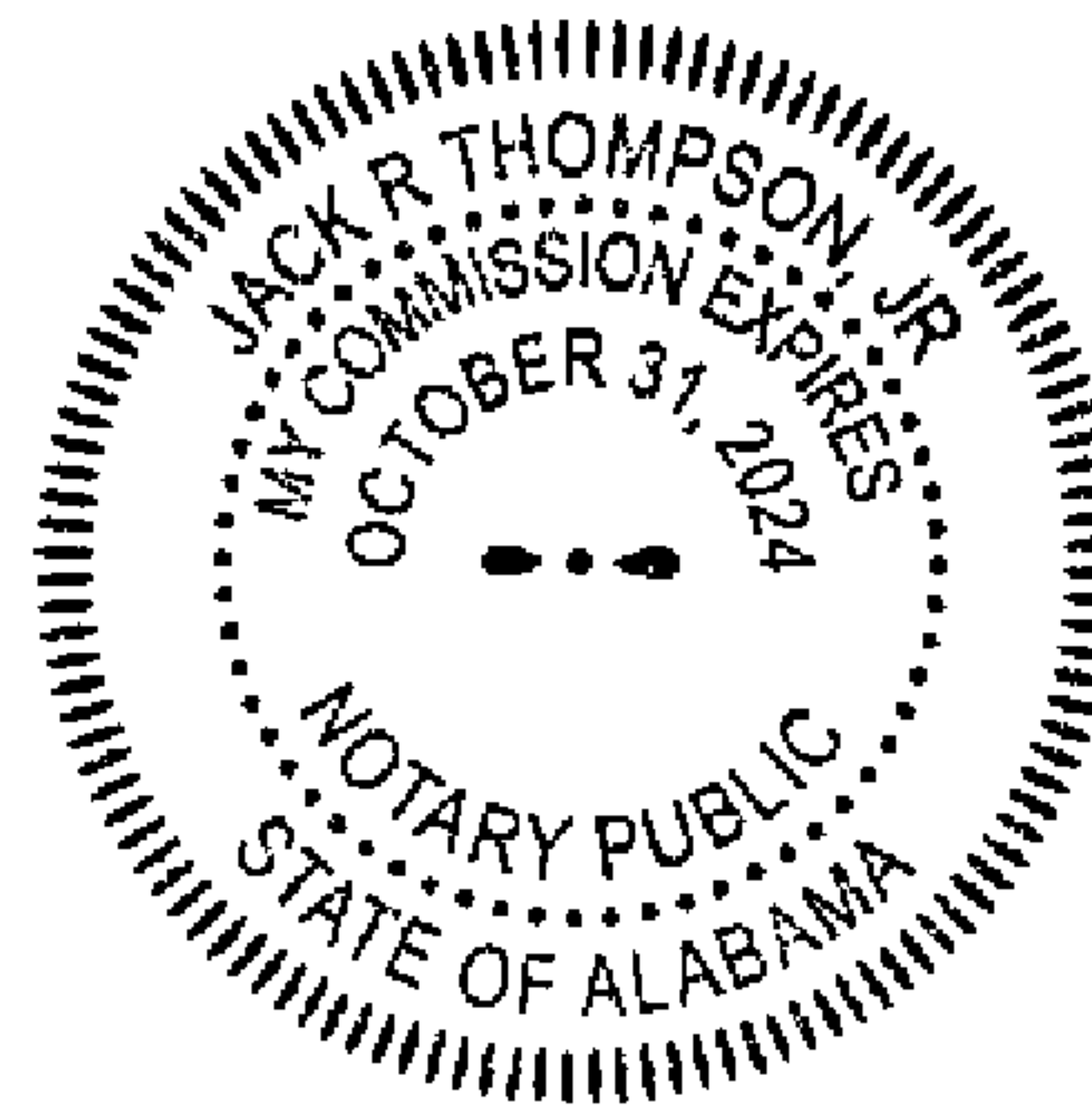
I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that Matthew J. Huff and Andrea L. Huff, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 28th 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 2396



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2021 09:45:17 AM
\$26.00 JOANN
20210601000264650

