

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

Send Tax Notice To:  
Andrew Roger Edwards  
Elizabeth Edwards  
3019 Camellia Ridge Ct.  
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 **Three Hundred Ninety Five Thousand Dollars and No Cents (\$395,000.00)** 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

**Mark Sheridan Ware and Caron A. Van Waardenburg, a married couple, whose mailing address is:**

80 Vixen Lane, Pinehurst, NC 28374

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

**Andrew Roger Edwards and Elizabeth Edwards, whose mailing address is:**

**3019 Camellia Ridge Ct., Pelham, AL 35124**

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(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: 3019 Camellia Ridge Ct., Pelham, AL 35124 to-wit:

Lot 121, according to the Survey of Camellia Ridge Subdivision, as recorded in Map Book 49, Page 11, in the Probate Office of Shelby County, Alabama.

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

\$375,250.00 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 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 19th day of May, 2021.

*Mark Sheridan Ware*

*Caron A Van Waardenburg*

Mark Sheridan Ware

Caron A. Van Waardenburg

State of Texas  
County of Ellis

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Sheridan Ware and Caron A. Van Waardenburg, 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 ~~and~~ they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 19th day of May, 2021.

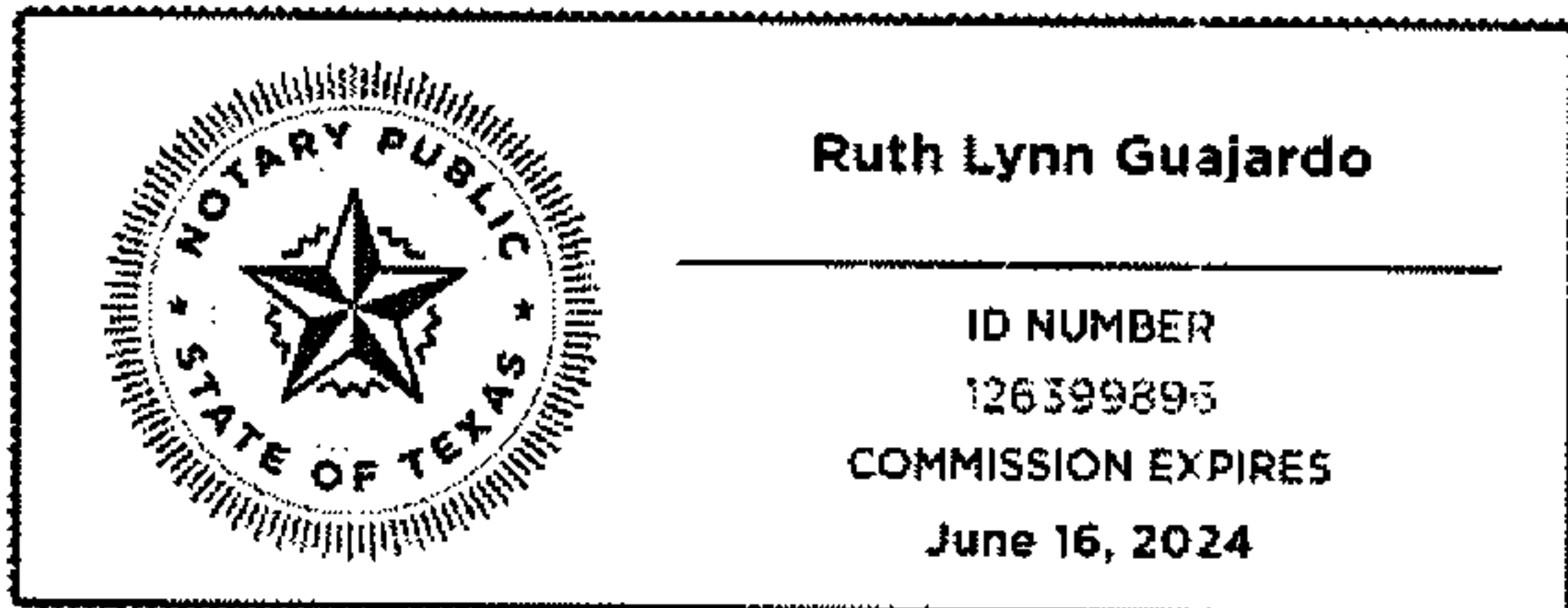
*Ruth Lynn Guajardo*

Notary Public, State of Texas  
Ruth Lynn Guajardo

Printed Name of Notary

My Commission Expires: 06/16/2024

Notarized online using audio-video communication



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/01/2021 04:05:26 PM  
\$45.00 JOANN  
20210601000267690

*Allie S. Bayl*