

Send Tax Notice to:

John Alford and Elizabeth Alford
295 Cahaba Falls

Helena, AL 35080

20210602000270180
06/02/2021 03:30:34 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 **Seven Hundred Fifty Thousand and 00/100 Dollars (\$750,000.00)** 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 grantees herein, the receipt where is acknowledged. I or we, **Jeremy M. Ferraez and Cody P. Ferraez, a married couple** referred to as grantor, whether one or more) whose mailing address is 402 Lakridge Dr. Helena 35080 grant, bargain, sell and convey unto John Michael Alford and Elizabeth Baskerville Alford herein referred to as grantees) whose mailing address 295 Cahaba Falls Helena, 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: **295 Cahaba Falls Lane, Helena, AL 35080** to wit:

Lot 13-AA, according to the Resurvey of Lot 13A of a Resurvey of Lots 13 & 14 Cahaba Falls and Lot 18 Cahaba Falls, Phase 3, said survey recorded in Map Book 25, Page 101, in the Office of the Judge of Probate 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

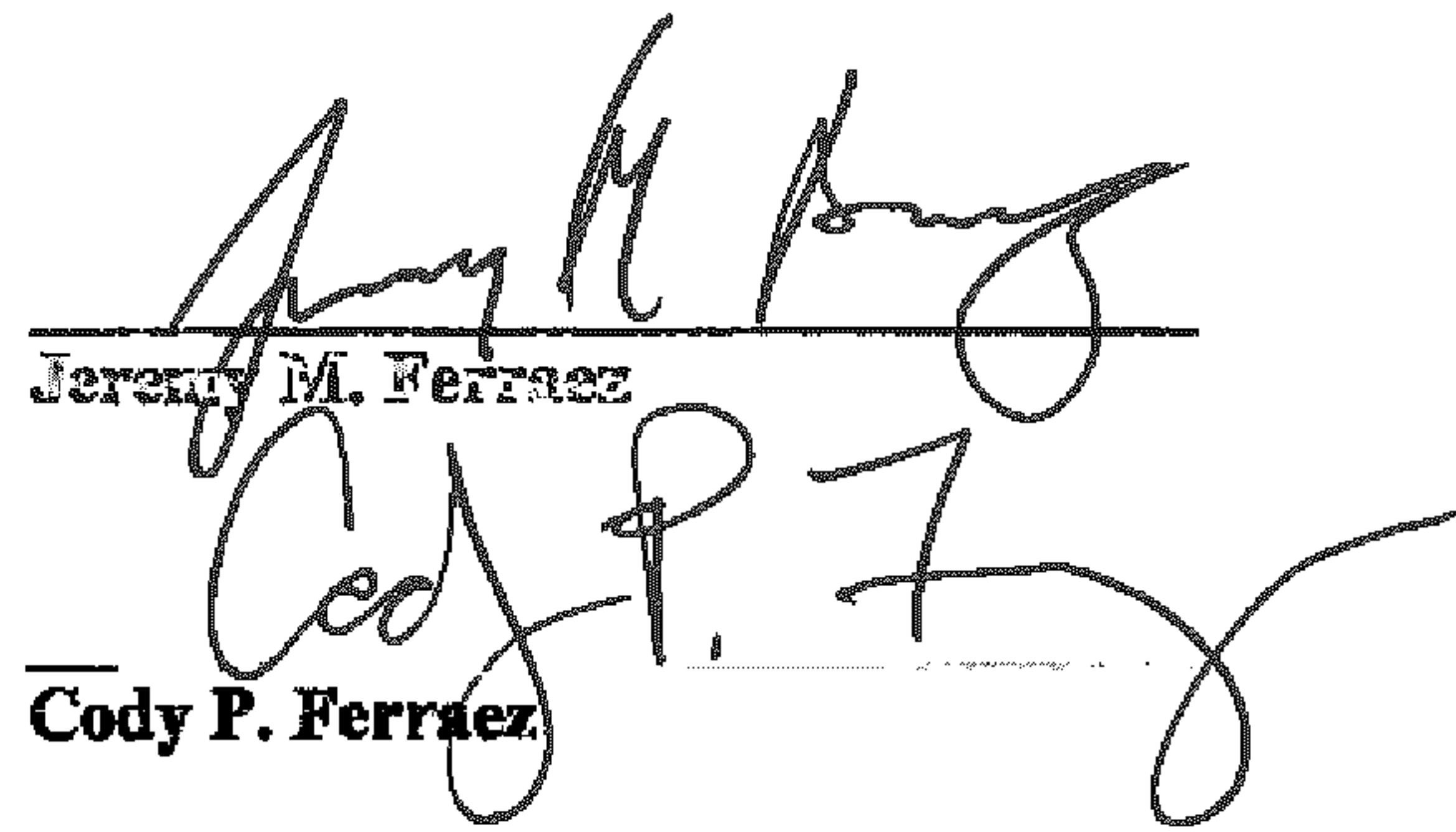
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$600,000.00 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 27 day of

May, 2021



Jeremy M. Ferraez
Cody P. Ferraez

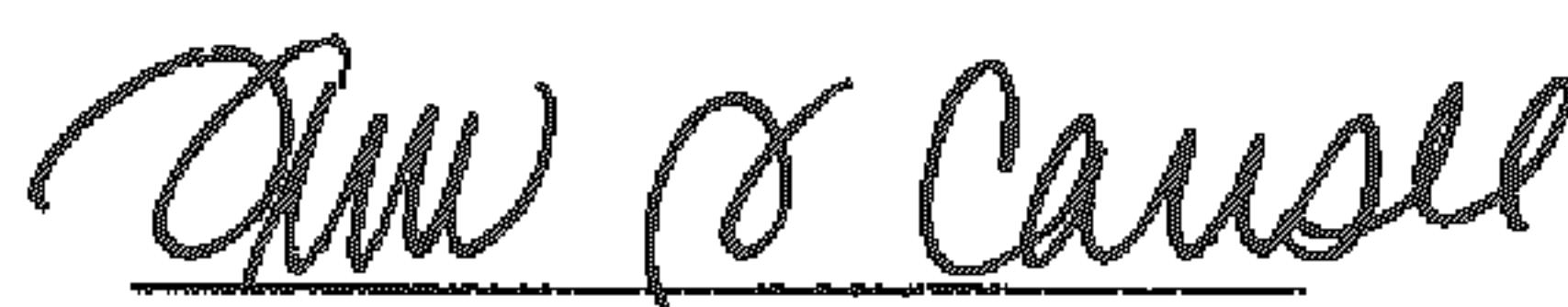
STATE OF Alabama

Jefferson COUNTY

I, Terri S. Carroll, a Notary Public in and for said county in said state, hereby certify that Jeremy M. Ferraez and Cody P. Ferraez, 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.

May WITNESS my hand and official seal in the county and state aforesaid this the 27 day of May, 2021

My Commission Expires: 5-12-24

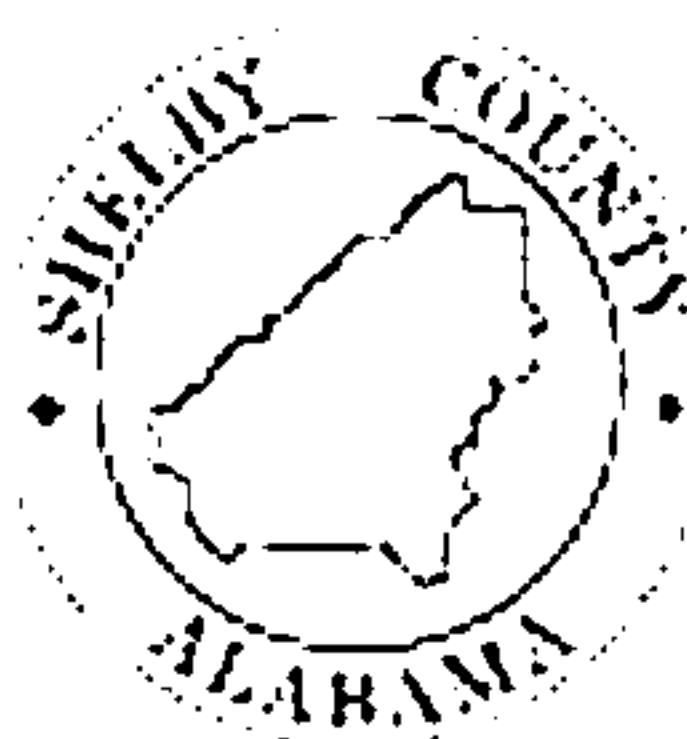


Notary Public

(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 2370



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2021 03:30:34 PM
\$175.00 JOANN
20210602000270180

Allie S. Boyd