

20210603000271330
06/03/2021 09:50:43 AM
DEEDS 1/3

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Judd Allen Hamilton
Charity Hamilton
509 Timberline Trl
Calera, AL 35040

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Fourteen Thousand Nine Hundred Dollars and No Cents (\$414,900.00)** 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

Bruce Pershan and Jeannette Pershan, husband and wife, Julie Zara Pershan, an unmarried person, and David Mark Pershan, an unmarried person, whose mailing address is:

509 Timberline Trail, Calera, AL 35040

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

Judd Allen Hamilton and Charity Hamilton, whose mailing address is:

2574 Martha Cir., Pelham, AL 35124

(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: 509 Timberline Trl, Calera, AL 35040 to-wit:

Lot 44, according to the Map and Survey of Timberline, Phase 2, as recorded in Map Book 29, Page 49 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

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

\$394,150.00 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.

20210603000271330 06/03/2021 09:50:43 AM DEEDS 2/3

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 3rd day of
May, 2021.

David Mark Pershan

David Mark Pershan

State of Florida

County of Seminole County

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that David Mark Pershan, whose name 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of May, 2021.

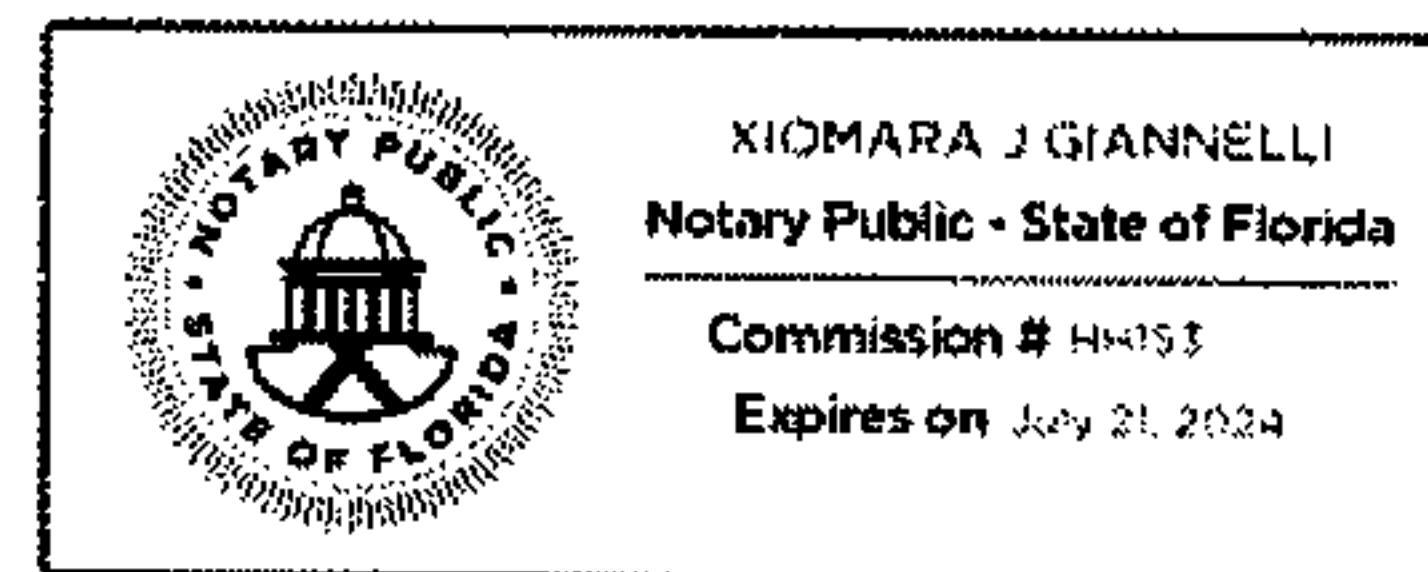
Xiomara J. Giannelli

Notary Public, State of Florida

Xiomara J Giannelli

Printed Name of Notary

My Commission Expires: 07/21/2024

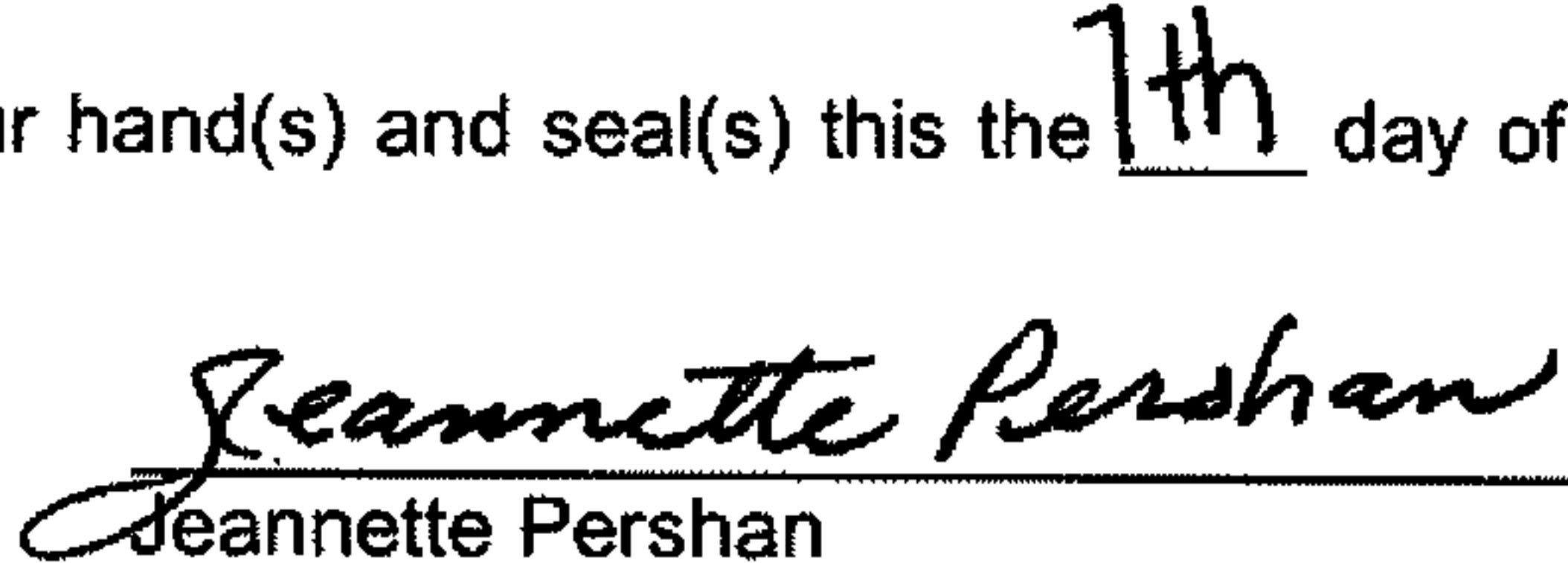


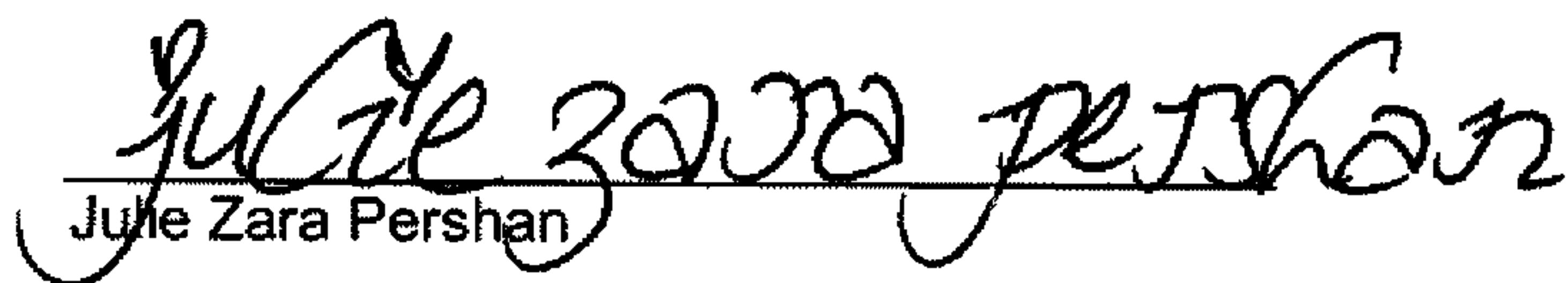
Notarized online using audio-video communication

Type of Identification Produced: New Jersey Driver License

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 1th day of May, 2021.


Bruce Pershan

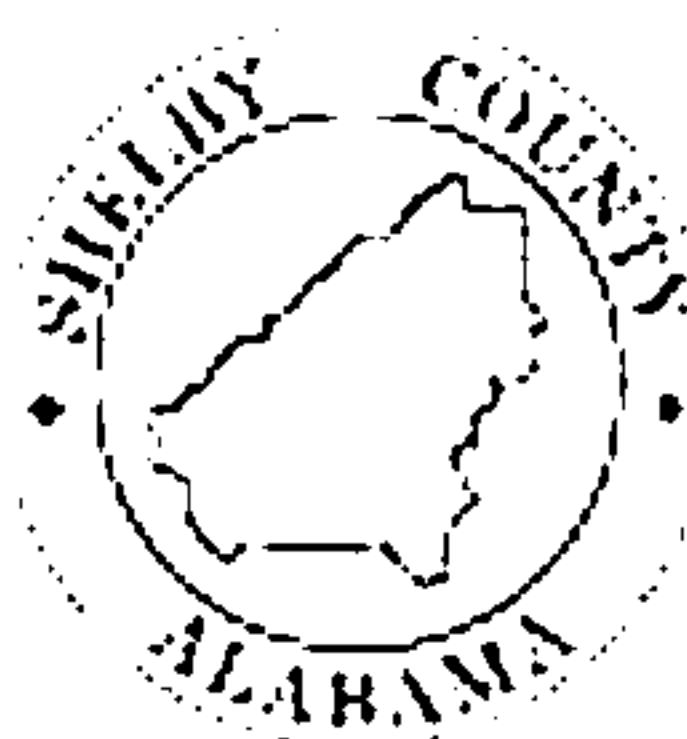
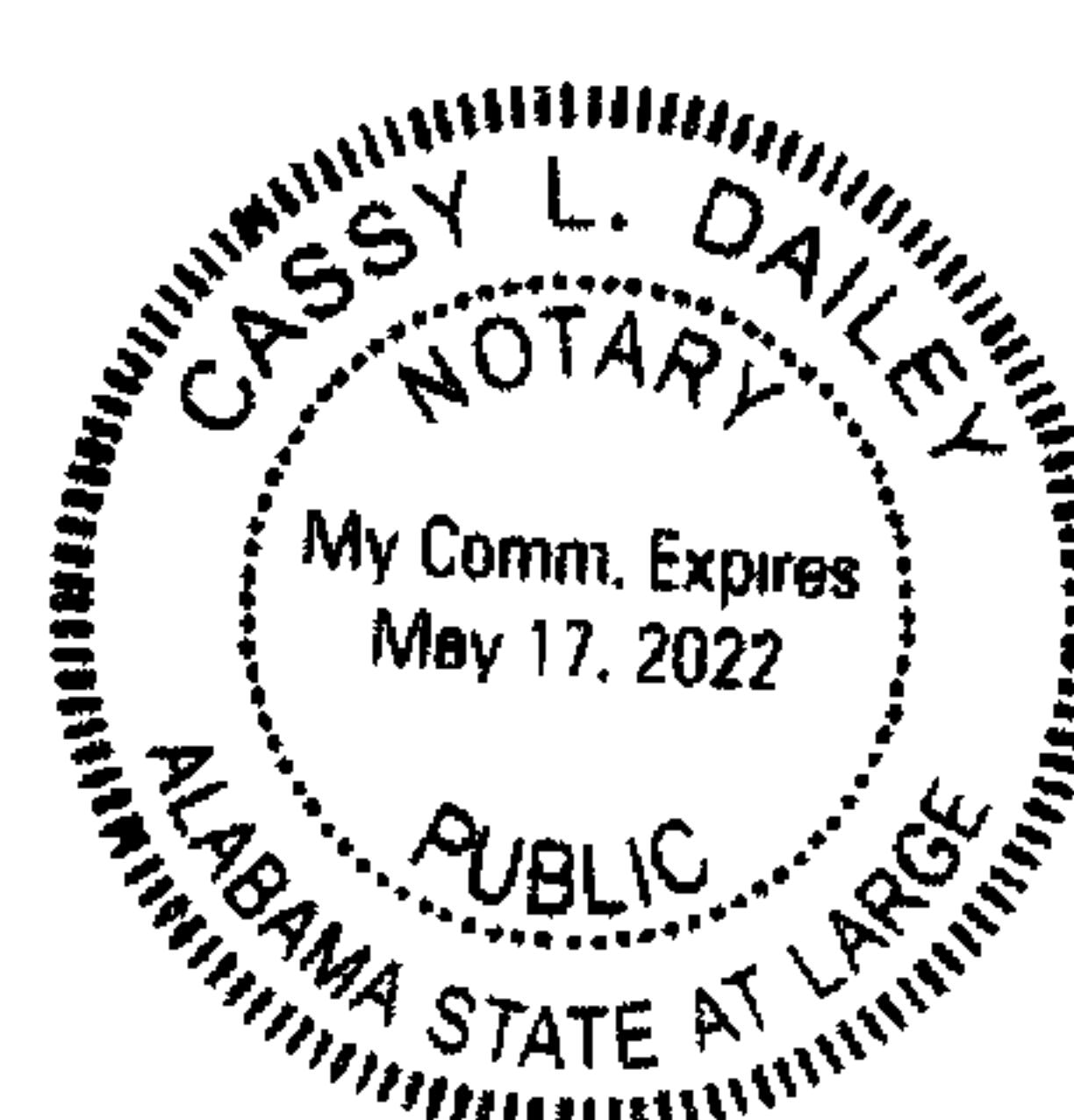

Jeannette Pershan


Julie Zara Pershan

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Bruce Pershan, Jeannette Pershan, and Julie Zara Pershan whose name 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 has/have executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 1st day of May, 2021.


Cassy L. Dailey
Notary Public, State of Alabama
Printed Name of Notary
My Commission Expires: 5-17-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/03/2021 09:50:43 AM
\$51.00 JOANN
20210603000271330

