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06/09/2021 08:15:33 AM
DEEDS 1/2

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Lisa Echols Gray
Gary Kenneth Gray
4010 Milners Crescent
Birmingham, AL 35242

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 Forty Five Thousand Five Hundred Dollars and No Cents (\$445,500.00)** 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

James H. Whitman, an unmarried person, whose mailing address is:

4010 Milner's Crescent, Birmingham, AL 35242

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

Lisa Echols Gray and Gary Kenneth Gray, whose mailing address is:

4010 Milners Crescent, Birmingham, AL 35242

(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: 4010 Milners Crescent, Birmingham, AL 35242 to-wit:

Lot 47, according to the 1st Amended Plat of Greystone Farms, Milner's Crescent Sector - Phase I, as recorded in Map Book 19, Page 140, in the Probate Office of Shelby County, Alabama.

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

James H. Whitman is the surviving spouse in the certain Warranty Deed dated 4/29/1996 and recorded in Instrument # 1996-13707 in the Probate Records of Shelby County, Alabama, Janie S. Whitman, is deceased, having died on or around May 5, 2012.

~~\$445,500.00~~
\$121,000

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.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this ~~1st~~ ²¹ day of ~~April~~ ^{May}, 2021

James H. Whitman Michele Lacey
James H. Whitman by Attorney-in-Fact, Michele Lacey

State of DeKalb/Georgia
County of DeKalb

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James H. Whitman by Attorney-in-Fact, Michele Lacey, 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 he/she/they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 21st day of May, 2021.

[Signature]
Notary Public, State of Georgia
Ryan Wallace

21 day of May 2021
RLW

Printed Name of Notary
My Commission Expires: 6-5-2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/09/2021 08:15:33 AM
\$349.50 JOANN
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Allie S. Bayl