

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

Send Tax Notice To:
Jayne P. Fullerton
John Alan Fullerton204 Courtside Drive
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 **Three Hundred Eighty Five Thousand Dollars and No Cents (\$385,000.00)** 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 **The Estate of Brenda Gail Nelson (aka Brenda Branch Nelson), deceased, Probate Case #PR-2019-000831, Shelby County Alabama, whose mailing address is:**

489 Hillandell Dr., Birmingham, AL 35244

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

Jayne P. Fullerton and John Alan Fullerton, whose mailing address is:

204 Courtside Drive, 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: 204 Courtside Drive, Birmingham, AL 35242 to-wit:

Unit 73, in Courtside at Brook Highland, a condominium, as established by that certain Declaration of Condominium of Courtside at Brook Highland, a condominium, which is recorded in Instrument Number 20020521000241450 in the Probate Office of Shelby County, Alabama, as amended by the Amendment thereto recorded as Instrument Number 20020521000241460 in said Probate Office and as further amended by the corrective Amendment recorded as Instrument Number 20020521000241470 in said Probate Office and as reflected in the Plan of Courtside at Brook Highland prepared by K.B. Weygand & Associates, P.C. which is attached as Exhibit C to the Declaration of Condominium recorded in Instrument Number 20020521000241450 and which is also separately recorded in map Book 28, Page ~~4003~~ **103** in said Probate Office.

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

\$367,087.00 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.

IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 18th day of June, 2021.

THE ESTATE OF BRENDA GAIL NELSON (AKA
BRENDA BRANCH NELSON), DECEASED,
PROBATE CASE #PR-2019-000831, SHELBY
COUNTY ALABAMA

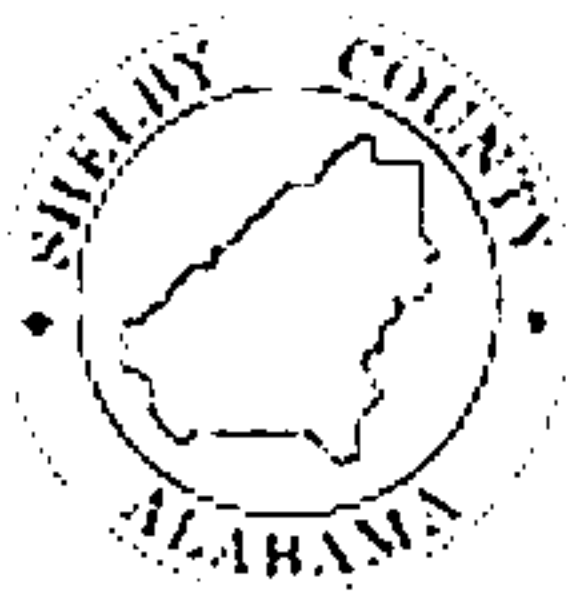
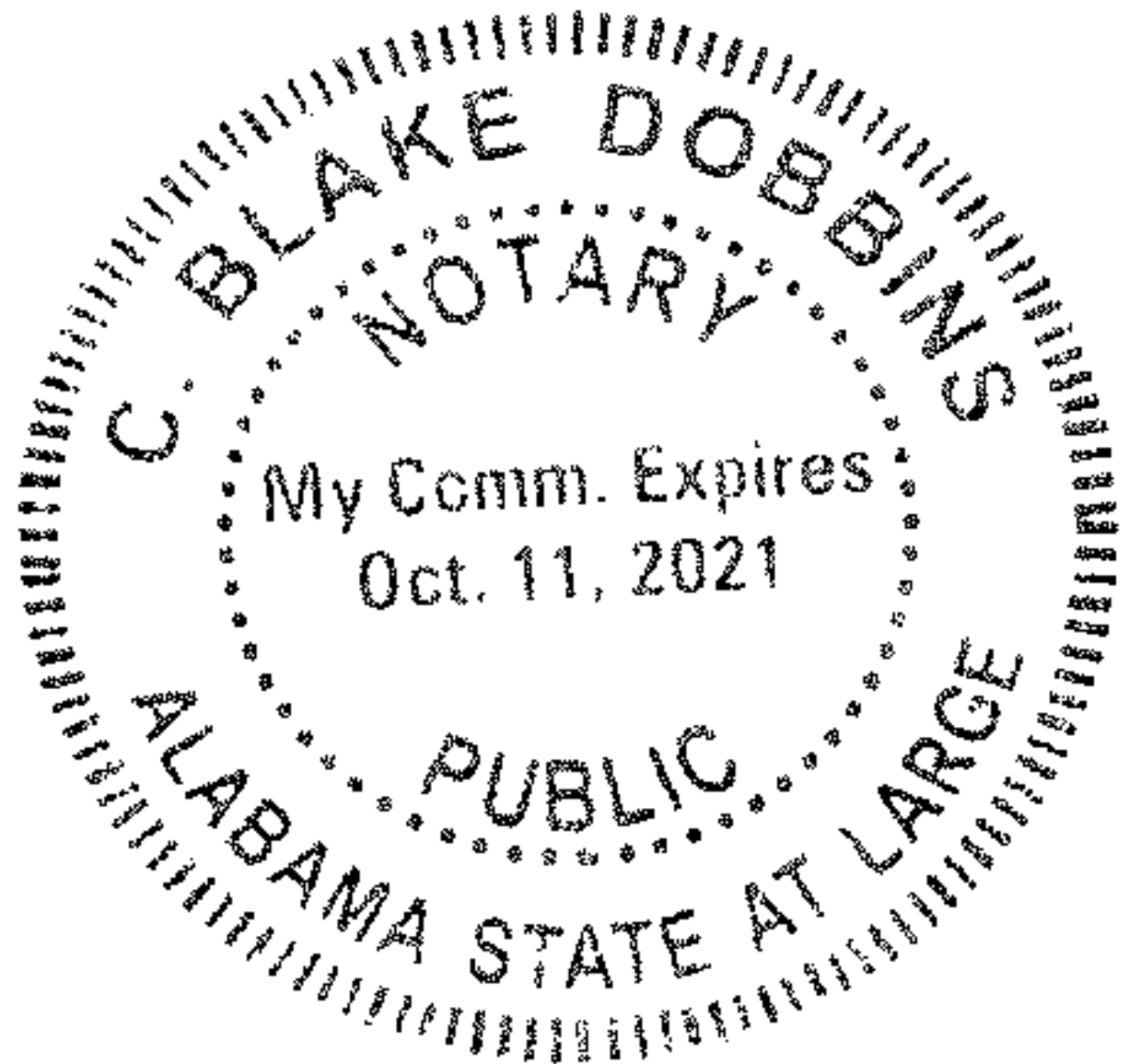
Leila Delean Park
Leila Delean Park
Personal Representative

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Leila Delean Park whose name as Personal Representative of The Estate of Brenda Gail Nelson (aka Brenda Branch Nelson) deceased, Probate Case #PR-2019-000831 is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such Personal Representative executed the same voluntarily on the day the same bears date. Given on this the 18th day of June, 2021.

C. Blake Dobbins
Notary Public

Printed Name:
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Allen S. Bayl