

Send Tax Notice to:

1164 Whippoorwill Dr
Alabaster AL 35007

20210701000318670
07/01/2021 08:34:54 AM
DEEDS 1/3

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Twenty-five Thousand 00/100 Dollars (\$225,000.00)**, 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 where is acknowledged. I or we, **John Hayden Ballard, a single person and Marceline Ruth Ballard, a single person** (herein referred to as grantor, whether one or more) whose mailing address is 1350 COUNTY rd. 921 JEMISON, AL 35085 grant, bargain, sell and convey unto, **Christopher R. Smith and Robin Smith** herein referred to as grantees) whose mailing address is 1164 Whippoorwill Dr Alabaster AL 35007 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: **1164 Whippoorwill Dr, Alabaster, AL 35007** to wit:

Lot 18 in Block 5, according to the Survey of Meadowlark, as recorded in Map Book 7, Page 98, in the Probate Office of Shelby County, Alabama.

Being one and the same as:

Meadowlark Subdivision Lot 18 Block 5 Section 26 Township 20 South Range 3 West recorded in Map Book 7 Page 98 - Lot Dimensions 100.00 x 150.00

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.

\$220,924.00 of the consideration recited above was paid from a Purchase Money Mortgage executed 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 the 23 day of June, 2021

John Hayden Ballard
John Hayden Ballard

STATE OF North Carolina

Buncombe COUNTY ss:

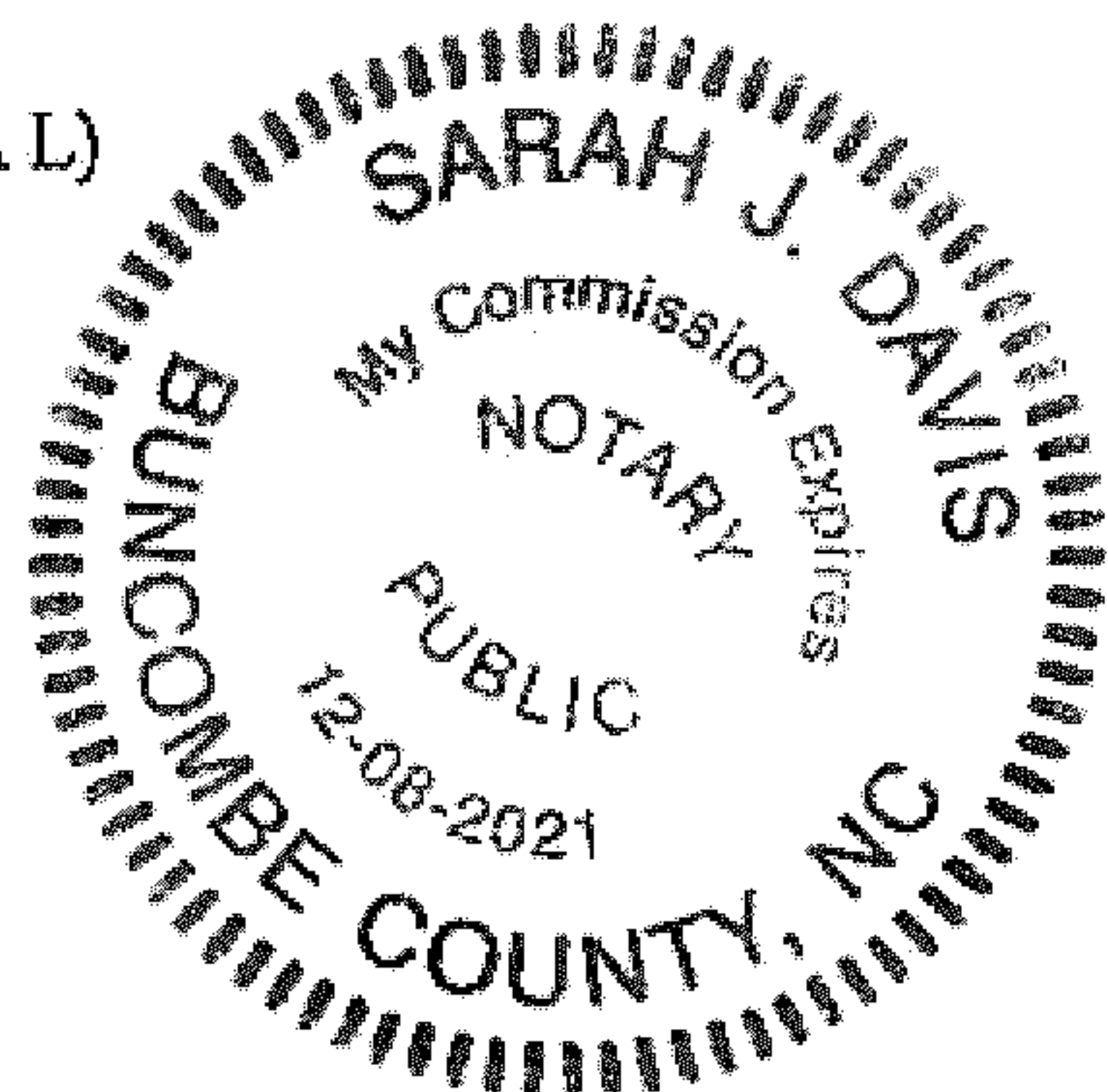
I, Sarah J Davis, a Notary Public in and for said county in said state, hereby certify that **John Hayden Ballard** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 23 day of June, 2021

My Commission Expires: 12/08/2021

Sarah J Davis
Notary Public

(SEAL)



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25 day of JUNE, 2021


Marceline Ruth Ballard

STATE OF Alabama,

Shelby COUNTY ss:

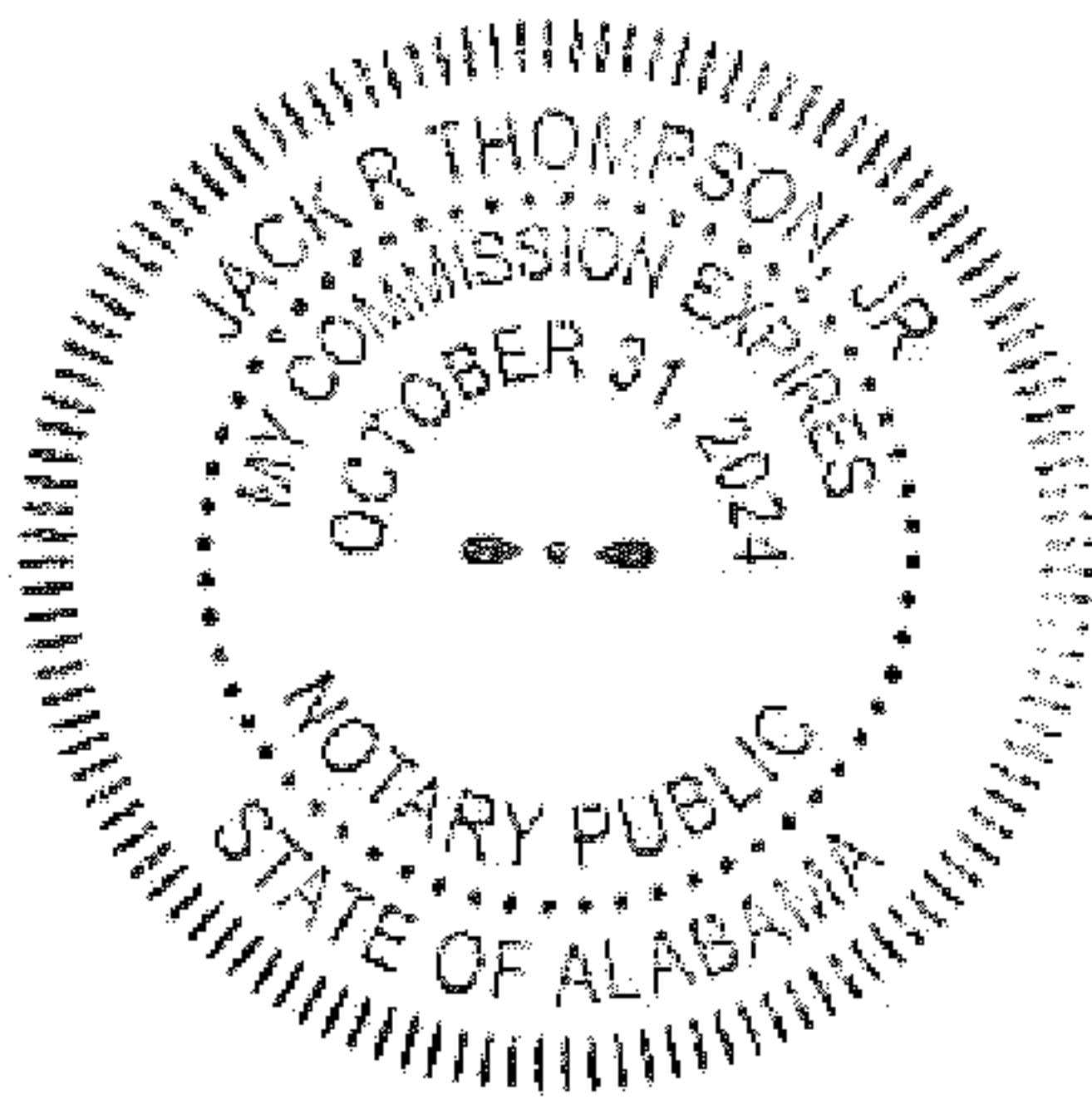
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Marceline Ruth Ballard** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 25th day of June, 2021

My Commission Expires: 10/31/2024


Notary Public

(SEAL)



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
ATB2472



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2021 08:34:54 AM
\$32.50 JOANN
20210701000318670

Allen S. Bayl