

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Jonathan Holmes
Rachel Holmes
510 Pineview Rd.
Montevallo, AL 35115

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 Fourteen Thousand Dollars and No Cents (\$314,000.00) 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

Hollie C. Cost and Andrew L. Cost, a married couple, whose mailing address is:

510 Pineview Road, Montevallo, AL 35115

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

Jonathan Holmes and Rachel Holmes, whose mailing address is:

301 Windmill Drive, Montevallo, AL 35115

(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: 510 Pineview Rd., Montevallo, AL 35115 to-wit:

A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 21, Township 22 South, Range 3 West, and more exactly described as follows:

BEGINNING at the Southeast corner of Lot 3, Block 6 of the Arden Subdivision, thence North 58°19'29" West for a distance of 199.86 feet; thence North 31°39'54" East for a distance of 170.57 feet to a point on the Southern Right-of-Way of Pineview Road; thence South 87°29'06" East along said Right of Way for a distance of 432.32 feet; thence continue along said Right of Way South 00°15'41" West for a distance of 50.00 feet; thence continue along said Right of Way South 87°53'59" East for a distance of 93.71 feet; thence leaving said Right of Way South 00°15'41" West for a distance of 456.32 feet to 1/2" solid pipe; thence continue South 00°15'41" West for a distance of 117.43 feet to a point on the centerline of Shoal Creek; thence along said centerline North 40°10'14" West for a distance of 118.78 feet; thence continue along said centerline North 86°01'42" West for a distance of 66.61 feet; thence leaving said centerline North 58°29'41" West for a distance of 30.70 feet to a 1/2" rebar; thence continue bearing for a distance of 381.30 feet North 31°26'32" East for a distance of 100.03 feet to the Point of Beginning of the Parcel herein described.

The above designated metes and bounds legal description includes Lots 2 and 3, in Block 6, according to the Survey of Arden Subdivision, as recorded in Map Book 3, Page 64, in the Probate Office of Shelby County, Alabama.

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

\$298,300.00 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 5th day of July, 2021.

Hollie C. Cost

Hollie C. Cost

Andrew L. Cost

Andrew L. Cost

State of Texas

County of Harris

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hollie C. Cost and Andrew L. Cost, 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 5th day of July, 2021.

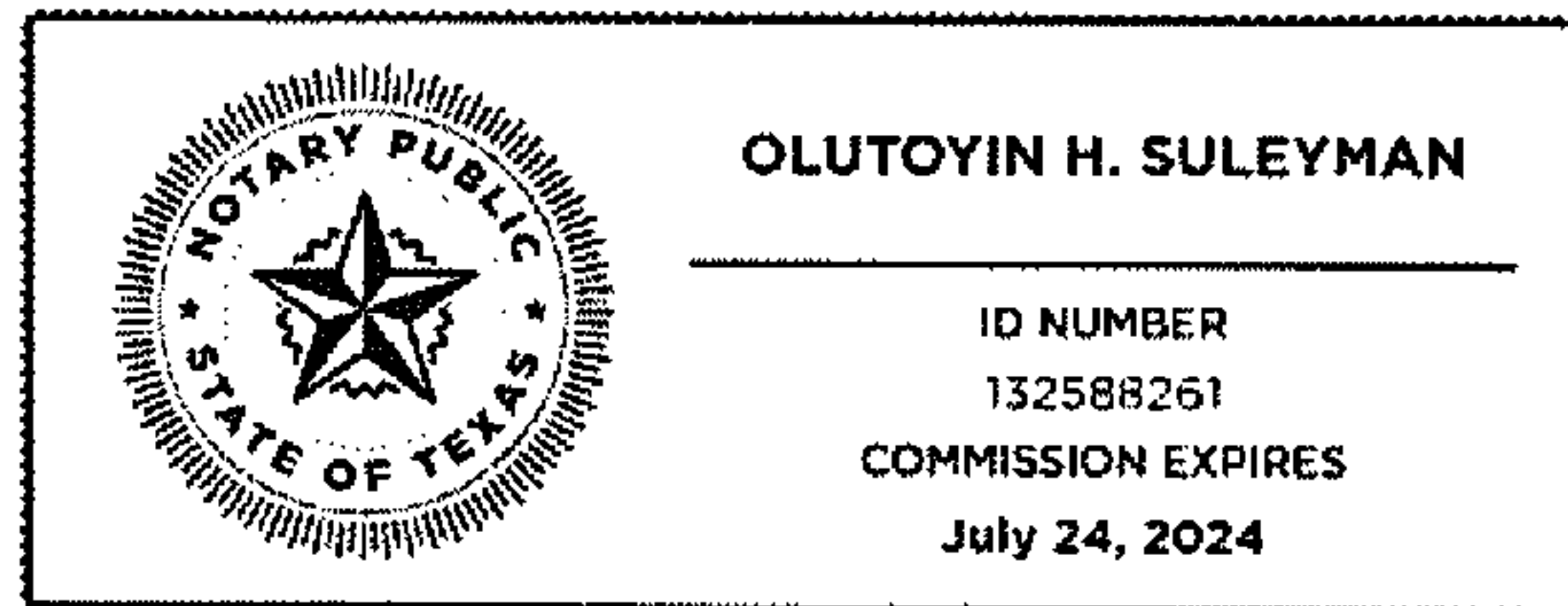
Olutoyin H. Suleyman

Notary Public, State of Texas

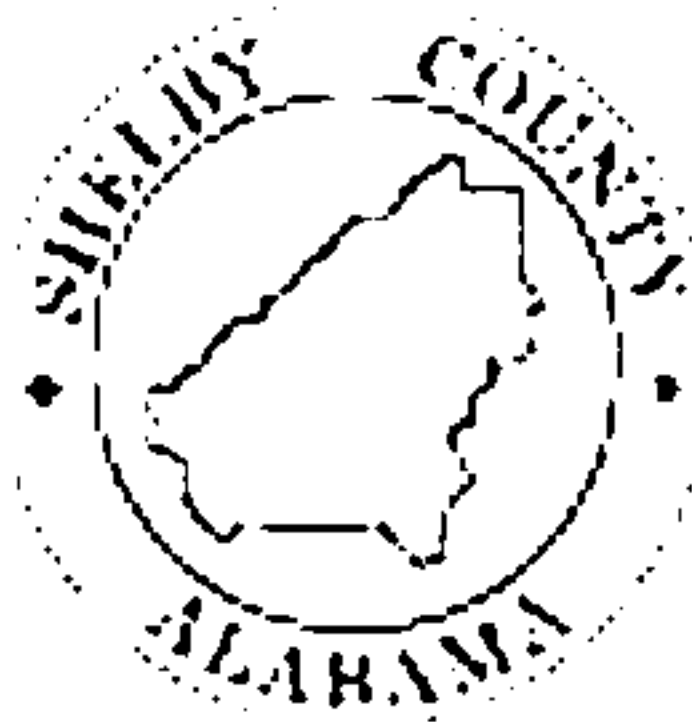
OLUTOYIN H. SULEYMAN

Printed Name of Notary

My Commission Expires: 07/24/2024



Notarized online using audio-video communication



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/09/2021 08:57:25 AM
\$41.00 CHERRY
20210709000332800

Allie S. Bayl