

Send Tax Notice to:

1018 Baron LN
Chelsea AL 35029

20210719000348780

07/19/2021 12:35:57 PM

DEEDS 1/2

[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 **Three Hundred Seventy-six Thousand Five Hundred (\$360,000.00)**, 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, **Shadrick Barnes and Keisha Barnes, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 24621 Cuck St Daphne AL 36526 grant, bargain, sell and convey unto, **Jason J. Seaburg and Lisa Marie Seabert** herein referred to as grantees) whose mailing address is 1018 Baron LN Chelsea AL 35029 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: **1018 Baron Lane, Chelsea, AL 35043** to wit:

Lot 6, according to the Survey of Emerald Parc, as recorded in Map Book 29, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama.

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.

\$160,000.00 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 15th day of July, 2021

Shadrick Barnes
Shadrick Barnes

Keisha Barnes
Keisha Barnes

STATE OF Alabama

Jefferson COUNTY ss:

I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **Sadrick Barnes and Keisha Barnes** 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.

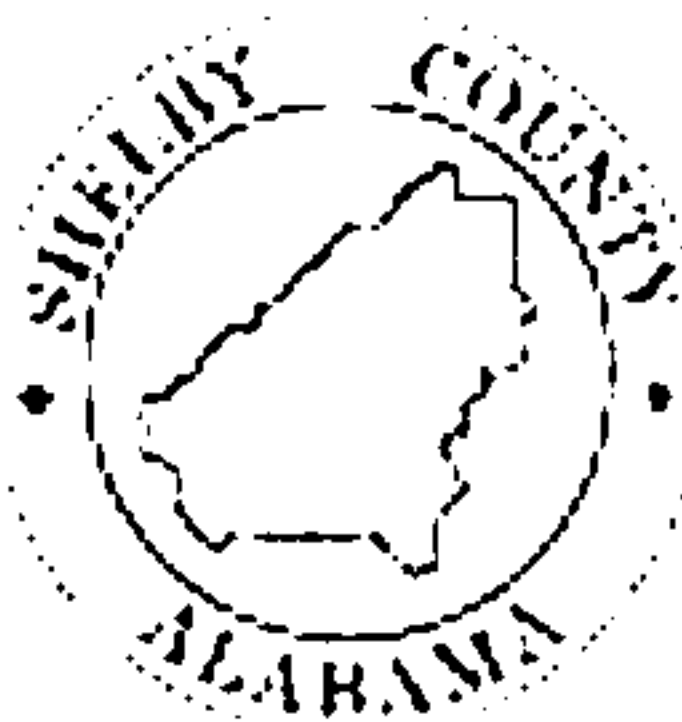
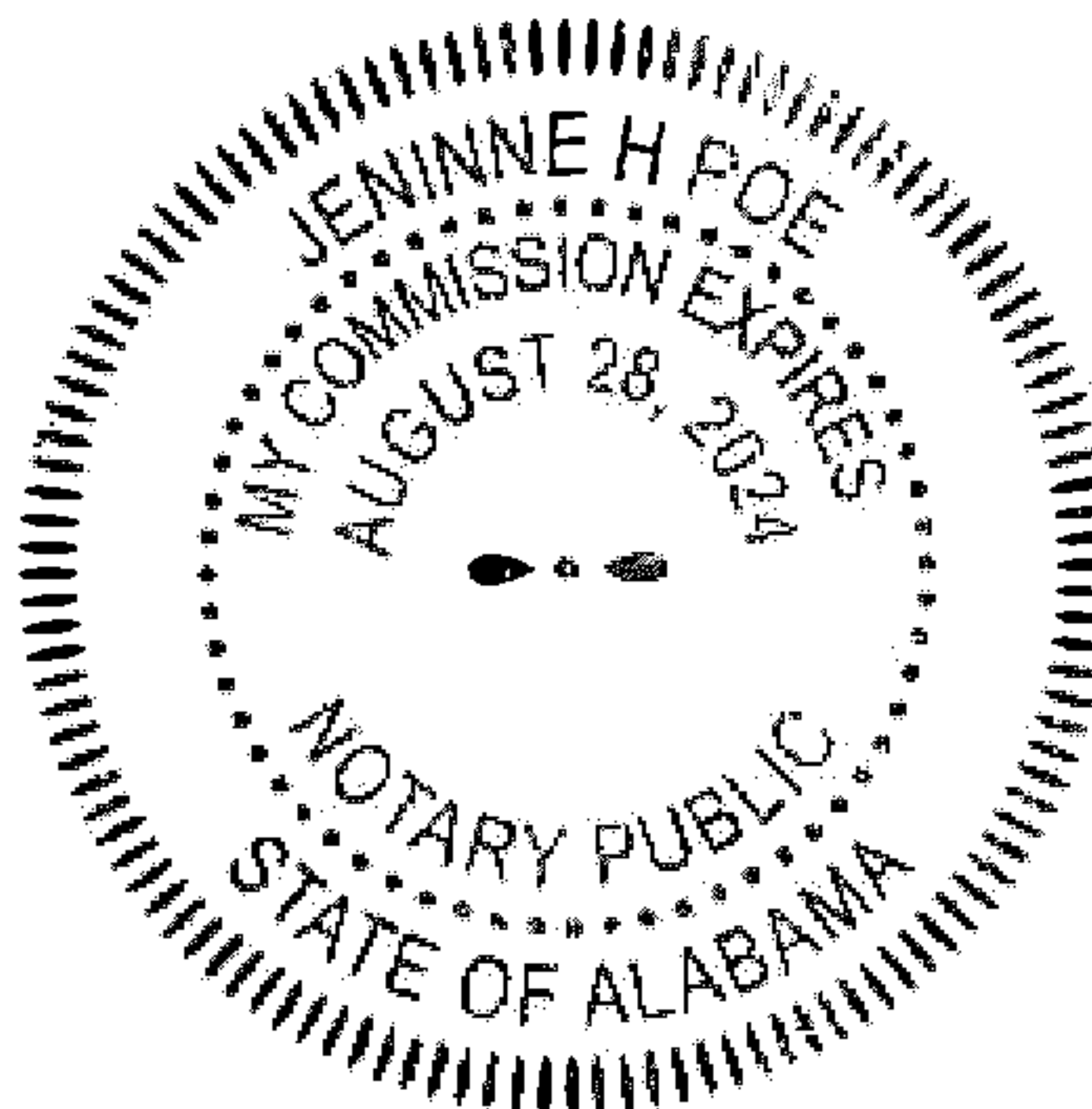
WITNESS my hand and official seal in the county and state aforesaid this the 15th day of July, 2021

My Commission Expires: 8-28-2024

Jeninne H Poe
Notary Public

(S E A L)

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
AT512



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/19/2021 12:35:57 PM
\$225.00 KIMBERLY
20210719000348780

Allie S. Bayl