

20210720000351890
07/20/2021 02:17:08 PM
DEEDS 1/2

Send Tax Notice to:

517 Waterstone Dr
Montevallo, AL 35115

[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 Forty-five Thousand (\$245,000.00)**, 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, **Janice M. Ferguson, a single person and Beverly A. Ferguson, a single person** (herein referred to as grantor, whether one or more) whose mailing address is 389 Clubhouse Dr G4 Gulf Shores, AL 36542 grant, bargain, sell and convey unto, **Jennifer Leigh Johnson Bruce Alan Johnson and Jan Lenz** herein referred to as grantees) whose mailing address is 517 Waterstone Dr Montevallo, AL 35115 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: **517 Watersone Drive, Montevallo, AL 35115** to wit:

Lot 6, according to the Final Plat of Waterstone Phase 5, as recorded in Map Book 49, Page 5, in the Probate Office 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.

\$232,750.00 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.

July 14, 2021 IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14 day of

Janice M. Ferguson
Janice M. Ferguson

Beverly A. Ferguson

STATE OF Alabama,

Jefferson COUNTY ss:

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Janice M. Ferguson and Beverly A. Ferguson** 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.

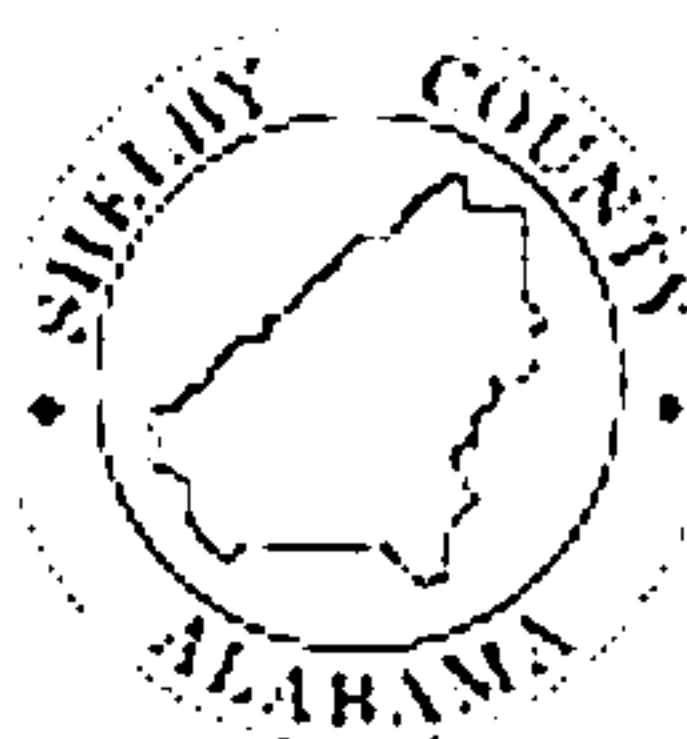
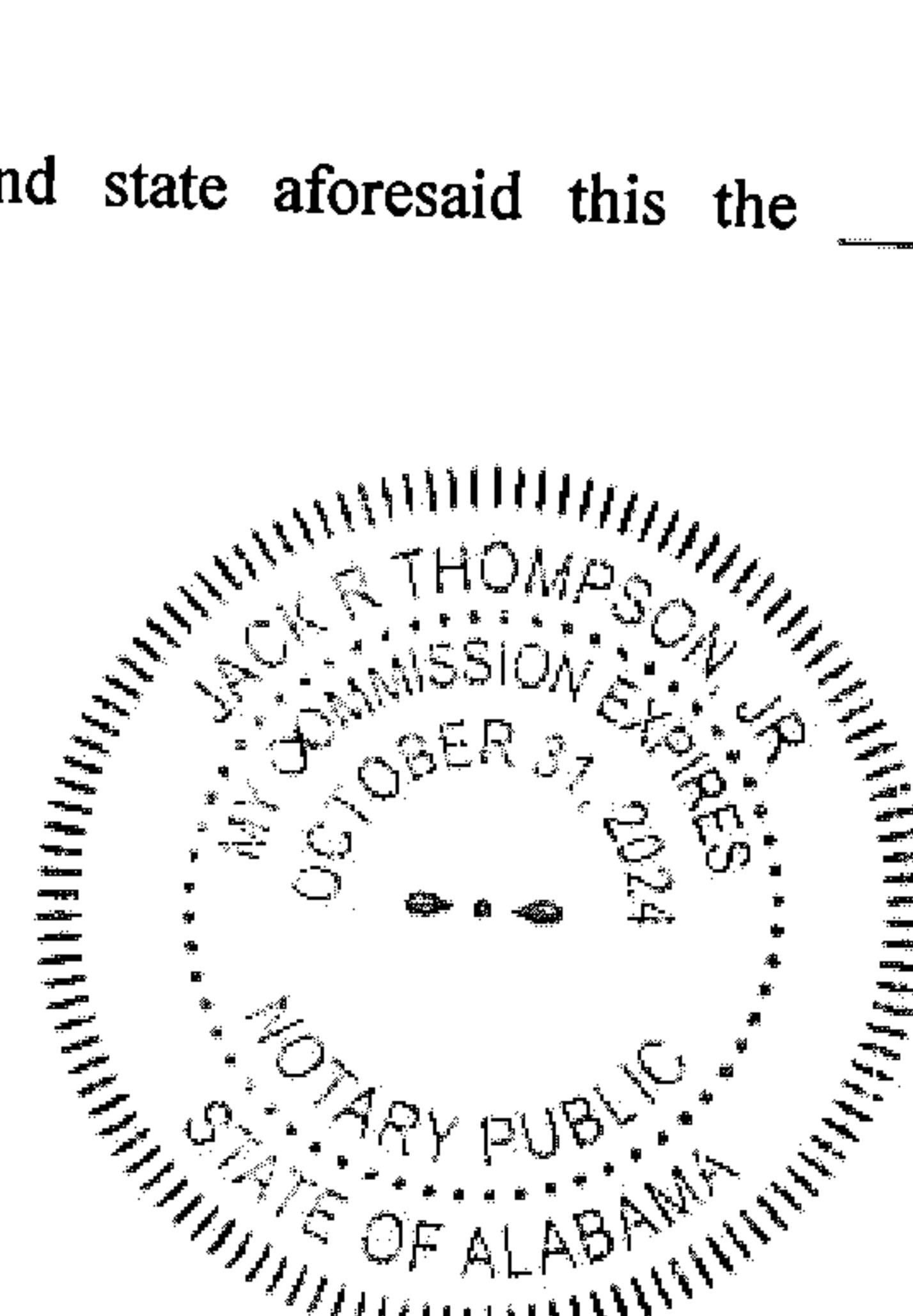
July 14, 2021 WITNESS my hand and official seal in the county and state aforesaid this the 14th day of

My Commission Expires: 10/31/2024

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
ATB2504



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/20/2021 02:17:08 PM
\$38.50 BRITTANI
20210720000351890

Allie S. Boyd