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07/29/2021 08:42:16 AM

DEEDS 1/1

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

Send Tax Notice To:  
Bradley Crawford Lovejoy  
Kelly Williams  
149 Stratford Cir.  
Pelham, AL 35124

**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 Eight Thousand Dollars and No Cents (\$308,000.00)** 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

**Mary J. Hand, an unmarried woman, whose mailing address is:**

**149 Stratford Cir., Pelham, AL 35124**

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

**Bradley Crawford Lovejoy and Kelly Williams, whose mailing address is:**

**177 Stonecreek Place, Calera, AL 35040**

(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: 149 Stratford Cir., Pelham, AL 35124 to-wit:

Lot 64, according to the map and survey of Stratford Place, Phase IV, as recorded in Map Book 14, Page 69 in the Office of the Judge of Probate of Shelby County, Alabama.

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

Mary J. Hand is the surviving grantee in that Deed recorded in Instrument No. 1993-26635. James D. Hand, the other grantee, died on or about February 13, 2006.

\$246,400.00 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 23rd day of July, 2021.

*Mary J. Hand by Denise Smith*  
Mary J. Hand, by Denise Smith, her Attorney In Fact



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/29/2021 08:42:16 AM  
\$84.00 CHERRY  
20210729000365880

*Denise Smith*

State of Alabama  
County of Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Denise Smith, Attorney-in-Fact for Mary J. Hand, 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, as such Attorney-in-Fact and with full authority, executed the same voluntarily and as the act of said Mary J. Hand.

Given under my hand and official seal this the 23rd day of July, 2021.

*Sandy F. Johnson*

Notary Public, State of Alabama  
Sandy F. Johnson  
Printed Name of Notary  
My Commission Expires: 1/22/2023

