

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To: Kathy T. Scarbrough
Jason L. Scarbrough
397 Deer Ridge Ln.
Chelsea, AL 35043

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 Seventy Two Thousand Dollars and No Cents (\$372,000.00)** 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

Michael Loyd Taylor and DeAnn Hope Taylor, a married couple, whose mailing address is:

397 Deer Ridge Ln., Chelsea, AL 35043

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

Kathy T. Scarbrough and Jason L. Scarbrough, whose mailing address is:

909 Inverness Cliffs, Birmingham, AL 35242

(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: 397 Deer Ridge Ln., Chelsea, AL 35043 to-wit:

Lot 11, according to the Survey of Deer Ridge Lakes, Sector 2, Phase II, as recorded in Map Book 33, Page 116, in the Probate Office of Shelby County, Alabama.

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

Subject Property is one and the same as previously conveyed by deed recorded in Instrument No. 20070521000236160.

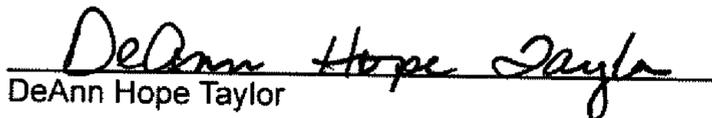
\$372,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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.

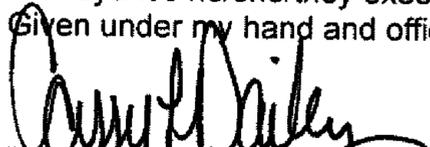
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 26 day of July, 2021.


Michael Loyd Taylor


DeAnn Hope Taylor

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Loyd Taylor and DeAnn Hope Taylor, 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 26th day of July, 2021.


Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022

