

Send Tax Notice to:

404 Springs Crossing Dr.
Columbiana, AL 35051

20211004000481250
10/04/2021 09:19:14 AM
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 **Two Hundred Forty Thousand and 00/100s Dollars (\$240,000.00)**, 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, **Shae Gibbs, a single person** (herein referred to as grantor, whether one or more) whose mailing address is 4395 Old Cahaba Hwy Helena AL 35080 grant, bargain, sell and convey unto, **Matthew D. Zuber and Aimee N. Zuber** herein referred to as grantees) whose mailing address is 404 Springs Crossing, Columbiana AL 35051 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: **404 Springs Crossing Drive, Columbiana, AL 35051** to wit:

Lot 26, according to the Survey of Springs Crossing Sector I, as recorded in Map Book 50, Page 59, 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.

\$235,653.00 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 14 day of
Oct, 2021

~~Shae Gibbs~~

STATE OF Alabama,

Tennessee COUNTY ss:

I, John G. Gandy, a Notary Public in and for said county in said state, hereby certify that **Shae Gibbs** 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 1 day of
Oct., 2021

My Commission Expires:

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

110 Forrest Ave
Birmingham, AL 35209

BIRMINGHAM, AL
(205) 410-7591

(205) 410-
ATR2688

**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/04/2021 09:19:14 AM
\$29.50 BRITTANI
20211004000481250**

Allie S. Bayl

