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10/05/2021 11:29:13 AM  
DEEDS 1/2

Prepared by:  
Marcus Hunt  
2870 Old Rocky Ridge Rd., Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Cameron Hagan  
Mallory Rowe  
114 Sterling Oaks Drive  
Unit 114  
Hoover, AL 35244

## **WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty Eight Thousand Six Hundred Twenty Five Dollars and No Cents (\$148,625.00)** 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

**Magen Brennan, a single woman, whose mailing address is:**

4994 Gunners Run, Roswell, GA 30075

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

**Cameron Hagan and Mallory Rowe, whose mailing address is:**

114 Sterling Oaks Drive, Unit 114, Hoover, AL 35244

(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: 114 Sterling Oaks Drive, Unit 114, Hoover, AL 35244 to-wit:

Unit 114, according to survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument 20040701000364570 and Articles of Incorporation of Sterling Oaks Owners Association, Inc., as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a Condominium, recorded in Map Book 33, Page 101 A thru D, in the Probate Office of Shelby County, Alabama.

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

\$144,166.00 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 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 <sup>29<sup>th</sup></sup> day of September, 2021.

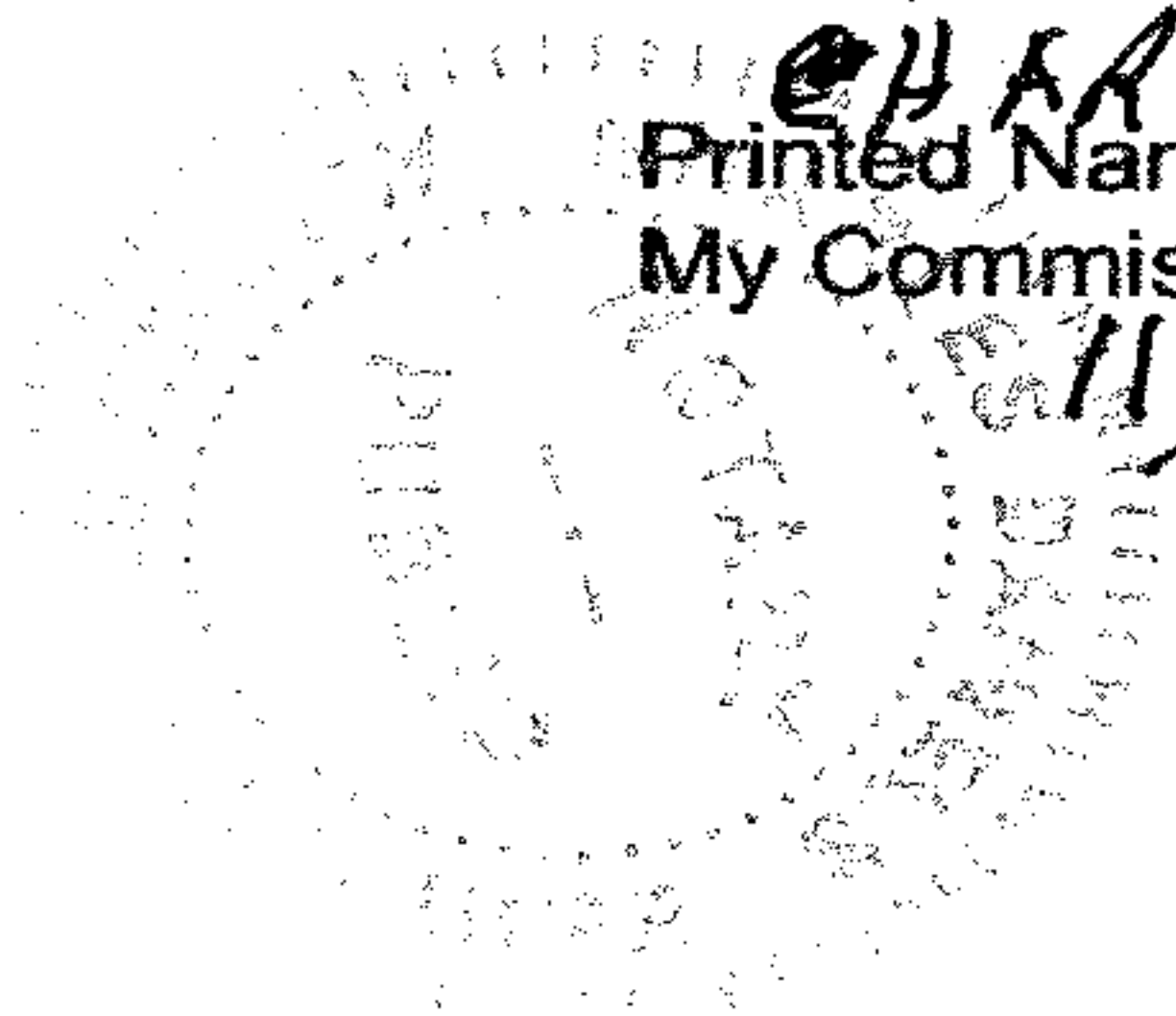
*Magen Brennan*  
Magen Brennan

State of Alabama  
County of *Jefferson*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Magen Brennan, 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 ~~30<sup>th</sup>~~<sup>29</sup> day of September, 2021.

*Charles Daniels*  
Notary Public, State of Alabama  
**CHARLES DANIELS**  
Printed Name of Notary  
My Commission Expires:  
*11/08/2024*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/05/2021 11:29:13 AM  
\$29.50 JOANN  
20211005000485460

*Allie S. Bayl*