

20211018000504460
10/18/2021 10:07:08 AM
DEEDS 1/2

Send Tax Notice to:

Sicili Cantavespre
Patti Cantavespre
204 Cedar Grove Parkway
Maylene AL 35114

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF ST. CLAIR

KNOW BY ALL MEN THESE PRESENTS:

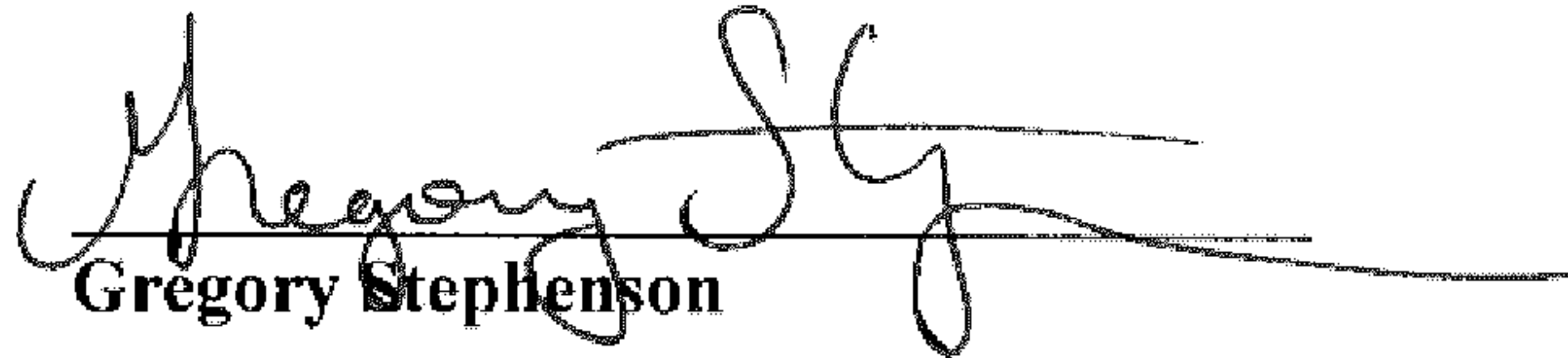
That in consideration of **Three Hundred Seventy Five Thousand and 00/100 Dollars (\$375,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged. I or we, **Gregory Stephenson and Jennifer Stephenson, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 137 Glen Abbey Way, Alabaster, AL 35007 is grant, bargain, sell and convey unto **Sicili Cantavespre and Pattie Cantavespre** (herein referred to as grantees) whose mailing address is 204 Cedar Grove Parkway, Maylene, AL 35114 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 204 Cedar Grove Parkway, Maylene AL 35114 to wit:

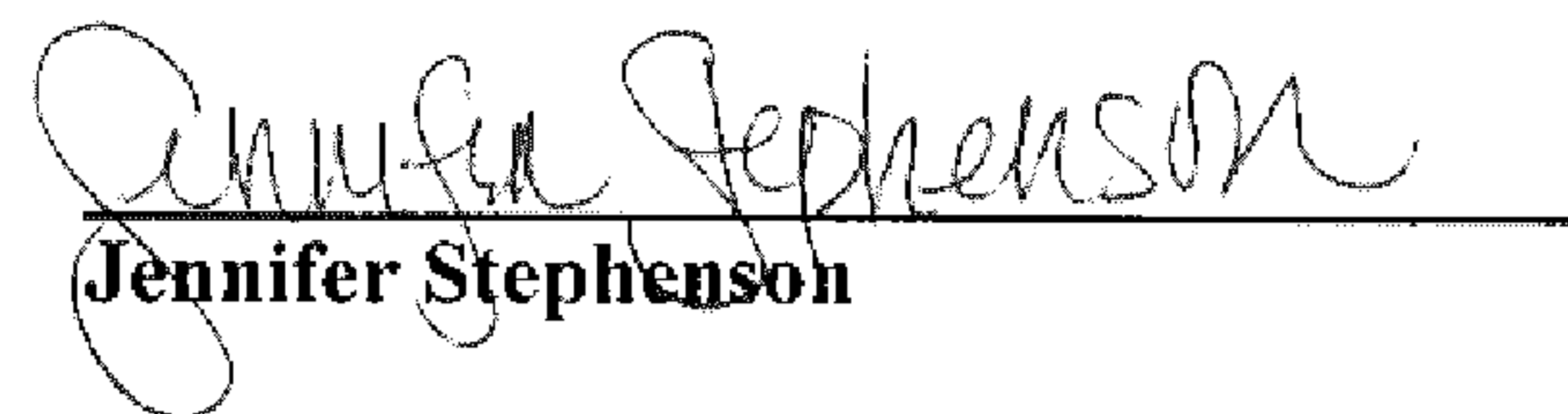
Lot 39, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 9, as recorded in Map Book 34, Page 96, in the Probate Office of Shelby County, Alabama.

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.

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 15 day of October, 2021


Gregory Stephenson


Jennifer Stephenson

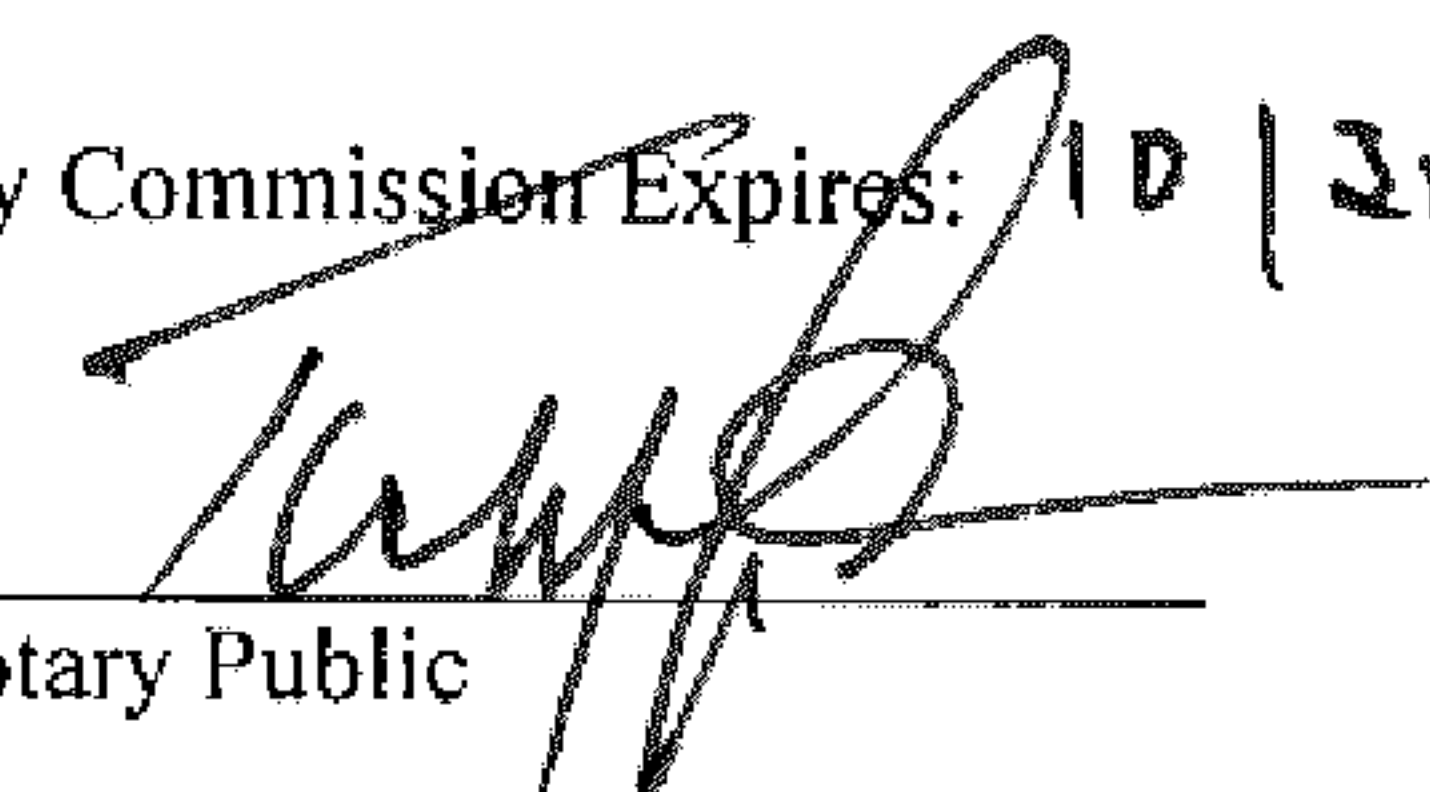
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Gregory and Jennifer Stephenson** 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, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 15th day of Oct., 2021

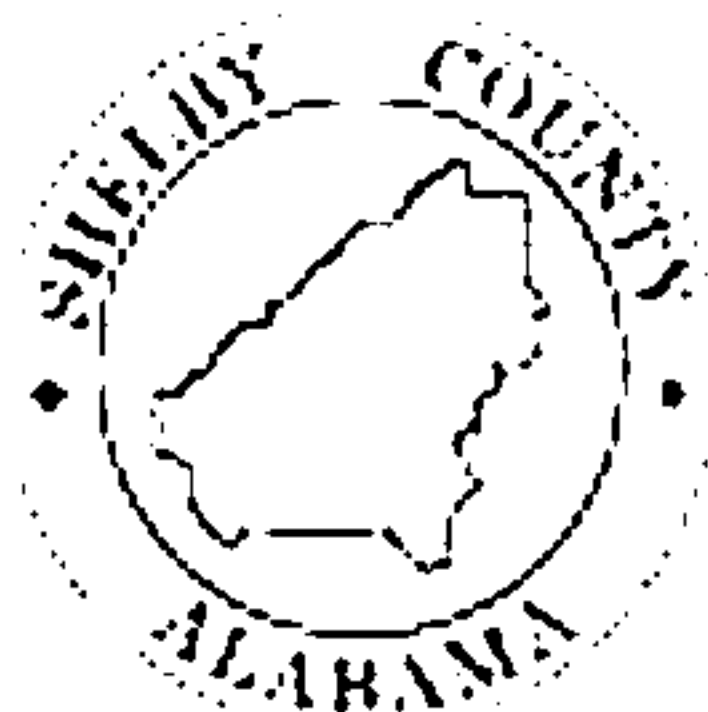
My Commission Expires: 10/31/2024


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

File No. ATB2705



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/18/2021 10:07:08 AM
\$400.00 JOANN
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