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10/28/2021 10:51:30 AM
DEEDS 1/2

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

Send Tax Notice To:
Matthew Ehlers
Jojo L. Yeo

1064 Monaghan Drive
Birmingham, AL 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Thousand Dollars and No Cents (\$400,000.00) 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

Ben E. Lavender, III, individually and as Attorney in Fact for his wife, Ashley Lavender, whose mailing address is:

8121 Castlehill Rd., Birmingham, AL 35242

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

Matthew Ehlers and Jojo L. Yeo, whose mailing address is:

1064 Monaghan Drive, 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: 1064 Monaghan Drive, Birmingham, AL 35242 to-wit:

Lot 70A, according to the Survey of Dunnivant Square Resurvey, as recorded in Map Book 42, Pages 123A, 123B and 123C, in the Probate Office of Shelby County, Alabama.

Together with the non exclusive easement to use the common Area as more particularly described in Amended and Restated Declaration of Covenants, Conditions, and restrictions for Dunnivant Square as recorded in Instrument No. 20100713000222660 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").

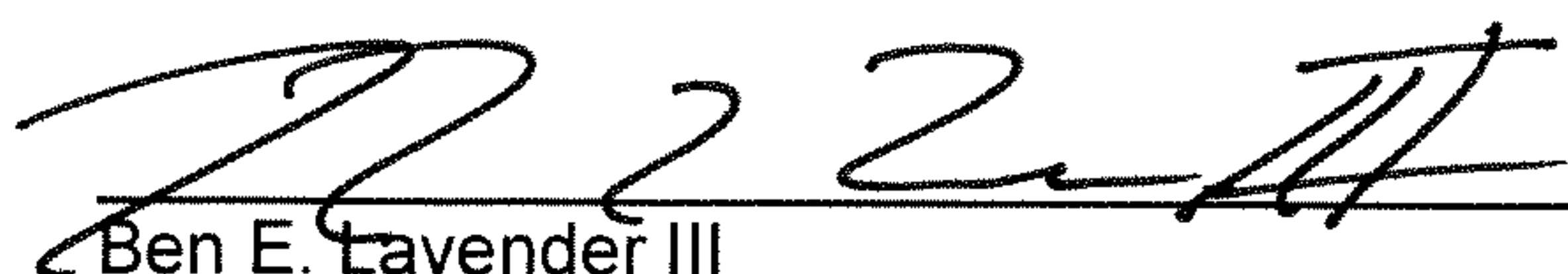
Subject to: All easements, restrictions and rights of way of record.

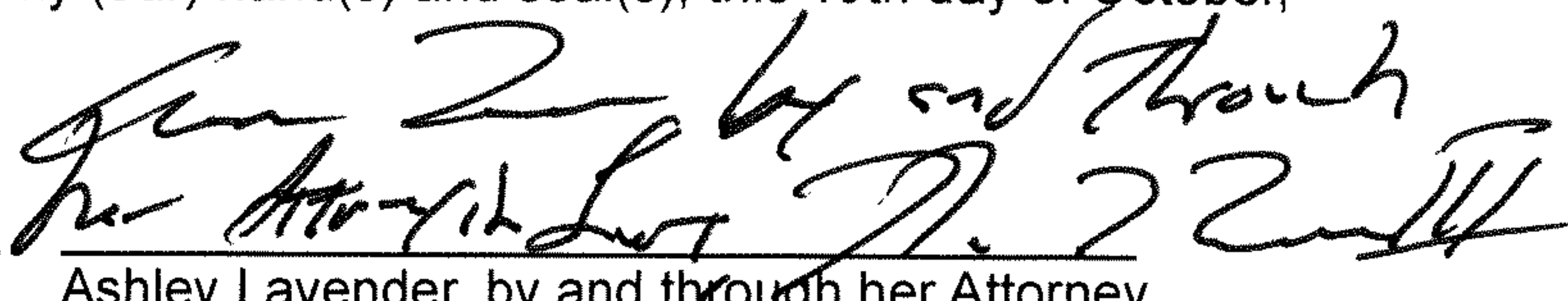
\$360,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 19th day of October, 2021.



Ben E. Lavender III


Ashley Lavender, by and through her Attorney
in Fact, Ben E. Lavender, III

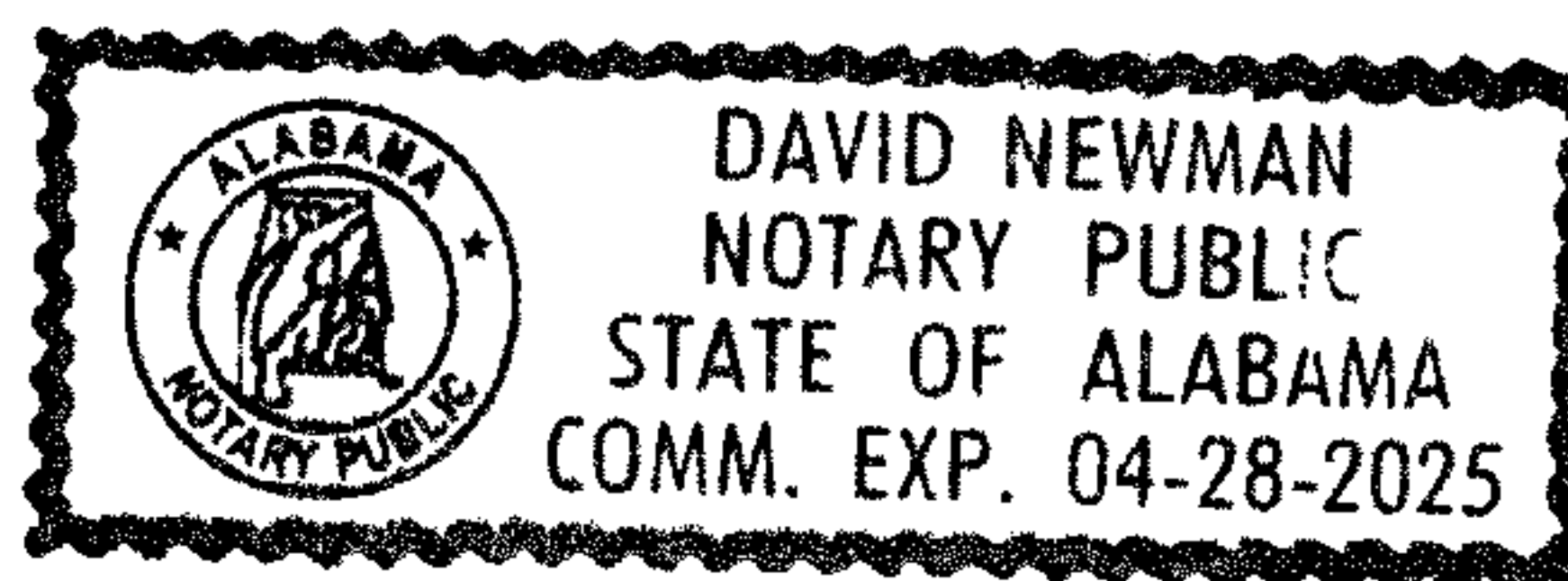
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ben E. Lavender, III, individually and as Attorney in Fact for his wife, Ashley Lavender, 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 in his capacity as said Attorney in Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of October, 2021.


Notary Public, State of Alabama

Printed Name of Notary _____
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/28/2021 10:51:30 AM
\$65.00 JOANN
20211028000522160

