20211029000525300 10/29/2021 04:03:04 PM DEEDS 1/3

Prepared by:
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1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:

Sean Michael McGovern & Christine Marks McGovern
5031 Wagon Trace
Birmingham, AL 35242

STATE OF ALABAMA)
) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$465,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **BRIAN K.**JONES and ELIZABETH JONES, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, SEAN MICHAEL McGOVERN and CHRISTINE MARKS

McGOVERN (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 4, Block 4, according to the Survey of Applecross, a Subdivision of Inverness, as recorded in Map Book 6, Page 42 A & 42 B, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$372,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 28th day of October, 2021.

FITTARETH IONES

BRIAN K. JONES

STATE OF ALABAMA)	
)	
COUNTY OF JEFFERSON)	

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **BRIAN K. JONES and ELIZABETH JONES**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of October, 2021.

NOTARY PUBLIC

My commission expires:

SN TANNS IN CASE OF THE STATE O

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	BRIAN K. JONES and ELIZABETH s Name JONES			SEAN MICHAEL MCGOVERN and Grantee's NameCHRISTINE MARKS MCGOVERN				
Mailing Address	5031 WAGON TRACE BIRMINGHAM, AL 352	42	Mailing		5304 MOUNT PELHAM, AL	AIN PARK DRIVE 35124		
Property Address	5031 WAGON TRACE BIRMINGHAM, AL 352	<u></u> 42	Date	e of Sale	October 28, 2	021		
			Total Purcha	ase Price	\$465,000.00			
			Actual Val	ue §	\$			
			or Assessor's Mark	ket Value	\$			
•	e or actual value claimed of documentary evidence		be verified in the	following	documentary	evidence: (check		
Bill of Sale		<u> </u>	Appraisal					
Sales Contra X Closing State			Other		<u> </u>			
	document presented for	recordation contai	ins all of the requ	uired infor	mation referer	nced above, the filing		
		Instru	ıctions	······································				
Grantor's name ar current mailing add	nd mailing address - provi dress.	de the name of th	ne person or pers	sons conv	eying interest	to property and their		
Grantee's name at conveyed.	nd mailing address - prov	ide the name of t	he person or pers	sons to w	hom interest t	o property is being		
	the physical address of perty was conveyed.	the property being	g conveyed, if ava	ailable. Da	ate of Sale - th	ne date on which		
Total purchase pri the instrument offe	ce - the total amount paid ered for record.	for the purchase	of the property,	both real	and personal,	being conveyed by		
	e property is not being so for record. This may be ue.							
valuation, of the p	ded and the value must be roperty as determined by se used and the taxpayer	the local official of	harged with the r	responsib	ility of valuing	property for property		
further understand	t of my knowledge and be that any false statement 1975 § 40-22-1 (h).							
Date October 2	8, 2021		Print Malcolm	S. McLec	od			
Unattested			Sign		···			
	(veri	fied by)	(Sra	antor/Gra	ntee/Owner/A	gent) dircle one		
File 210941		iled and Recorded official Public Records udge of Probate, Shelby Collerk helby County, AL 0/29/2021 04:03:04 PM 121.00 CHERRY		le : 5. Bey		Form RT-1		
		0211029000525300	CO	- S. Day		Alabama 08/2012 LSS		