

2021103000532510
11/03/2021 10:18:01 AM
DEEDS 1/2

**STATE OF ALABAMA
COUNTY OF SHELBY**

WARRANTY DEED – JOINTLY WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$100.00 to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **TIM SEXTON & LINDA SEXTON, Husband and Wife** (collectively, the "Grantors"), do hereby GRANT, BARGAIN, SELL and CONVEY unto **BREANNA COY SEXTON & JARED NORRIS LARSON, HUSBAND AND WIFE** (collectively the "Grantees"), as joint tenants with right of survivorship, in fee simple, the following described real estate, situated in Shelby County, Alabama:

Lot 214, according to the Survey of Shoal Creek Subdivision, as the same appears of record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 6, at Page 150.

This conveyance is made subject to all (1) ad valorem taxes and governmental assessments not currently due and payable, (2) any and all easements, restrictions, reservations and rights-of-way affecting the Property which are of record in the Office of the Judge of Probate of said County, (3) all matters that would be reflected in a current ALTA/ACSM survey of the Property, and (4) all rights, title and interests arising out of any prior grants of oil, gas, coal and other minerals affecting the Property which are of record in the aforesaid office.

TO HAVE AND TO HOLD the aforegranted premises unto the Grantees, as joint tenants with right of survivorship, their heirs, representatives, and assigns **FOREVER**; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And the Grantors do covenant with the Grantees, their heirs and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that the premises are free from all encumbrances except as hereinabove provided; that the Grantors have a good right to sell and convey the same to Grantees, their heirs and assigns, and the Grantor will warrant and defend the premises to the Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

This Instrument Prepared by:
Bowdy J. Brown, Esquire
Sasser, Sefton & Brown, P. C.
Post Office Box 4539
Montgomery, AL 36103-4539
(334) 532-3400

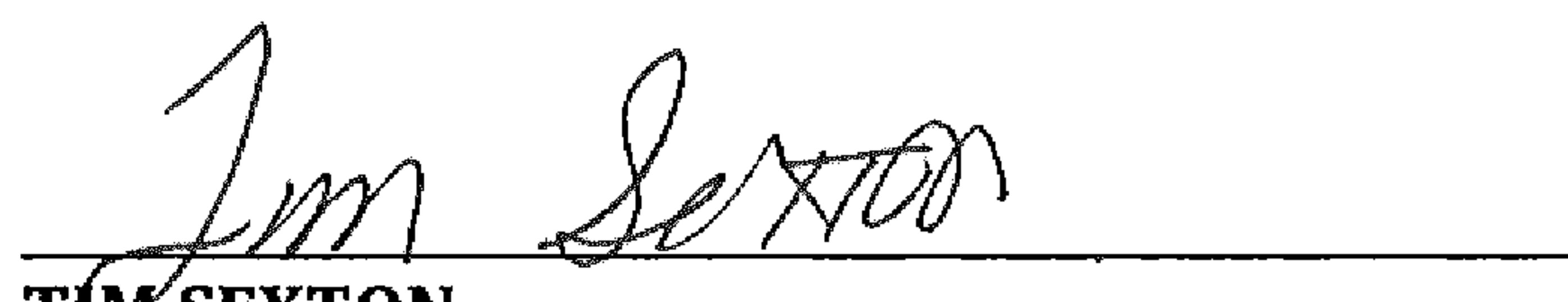
50193-1

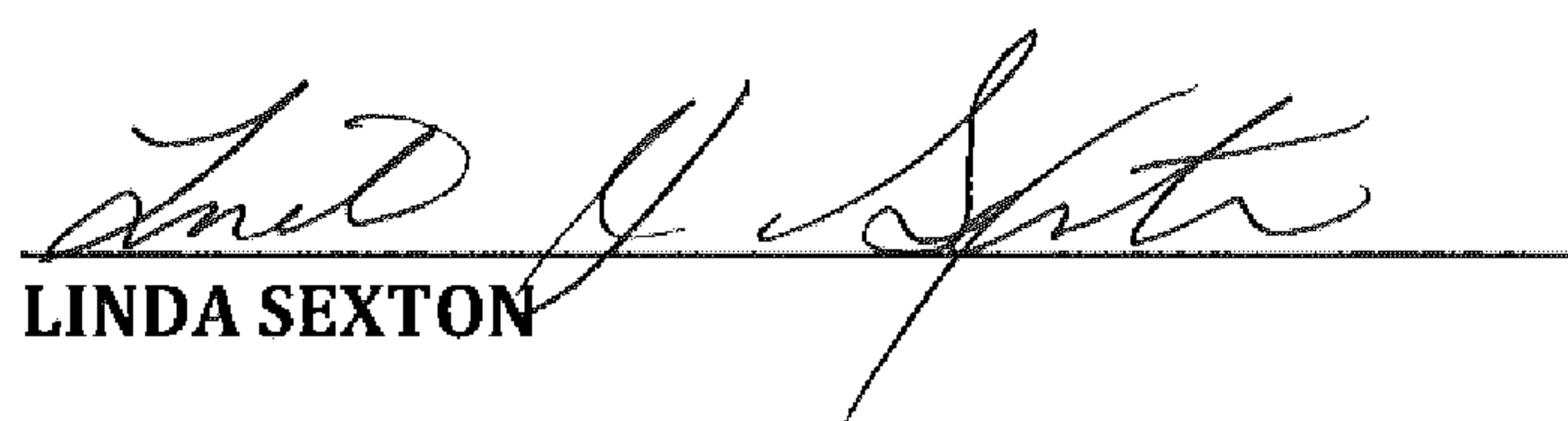
RT-1 Sales Validation Information

For purposes of compliance with ALA. CODE § 40-22-1, Grantor validates and verifies the following:

Grantor:	Tim Sexton Linda Sexton	Grantees:	Breanna Coy Sexton Jared Norris Larson
Grantor's Address:	1461 Trillum West Parkway Eclectic, AL 36024	Grantee's Address:	5 Cherry Hills Drive Shoal Creek, AL 35242
Property Address:	5 Cherry Hills Drive Shoal Creek, AL 35242	Purchase Price:	\$550,000.00
		Parcel ID	03-7-25-0-000-026.000

The Grantors are signing this instrument under seal on November 3, 2021.



TIM SEXTON


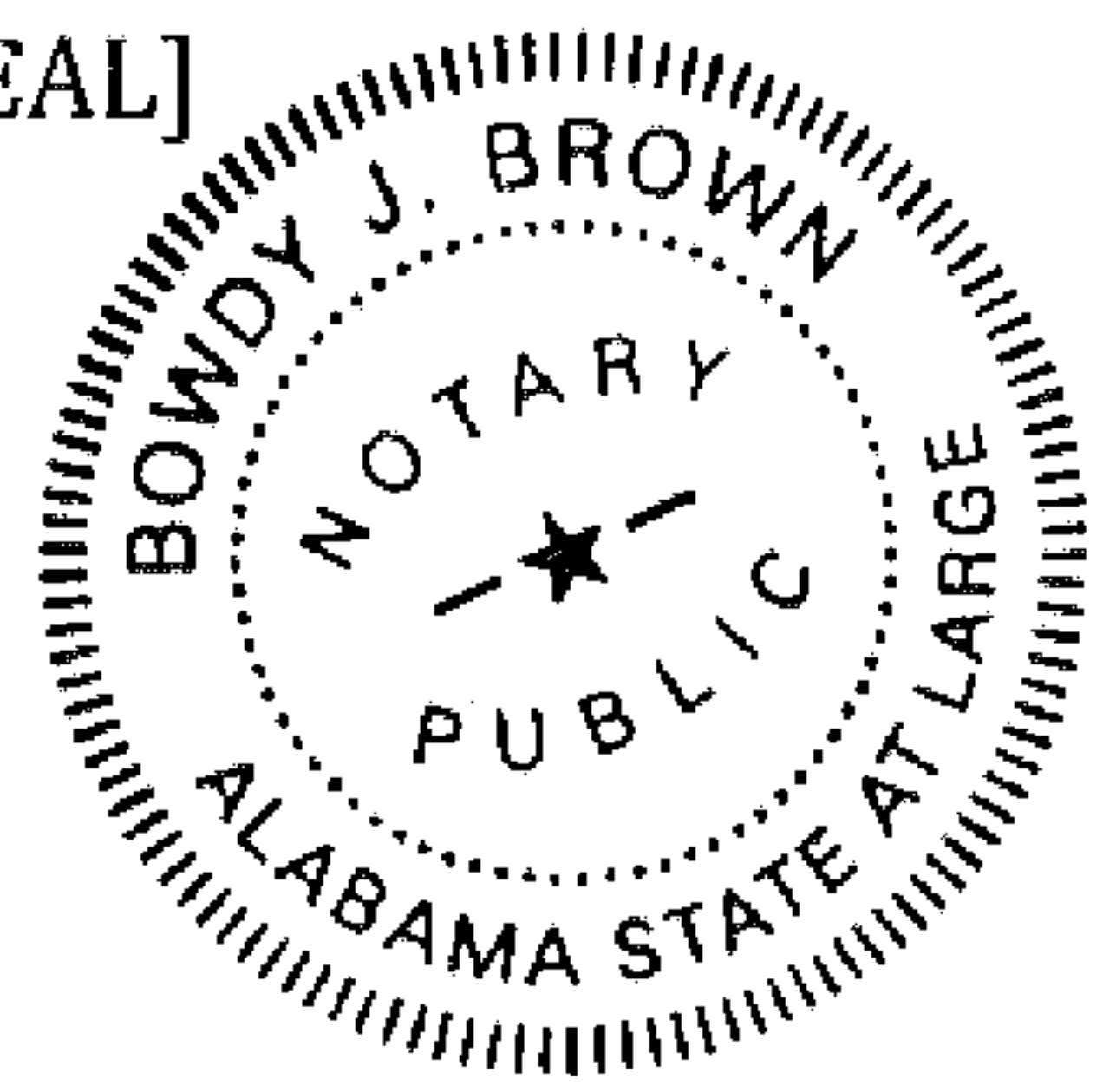
LINDA SEXTON

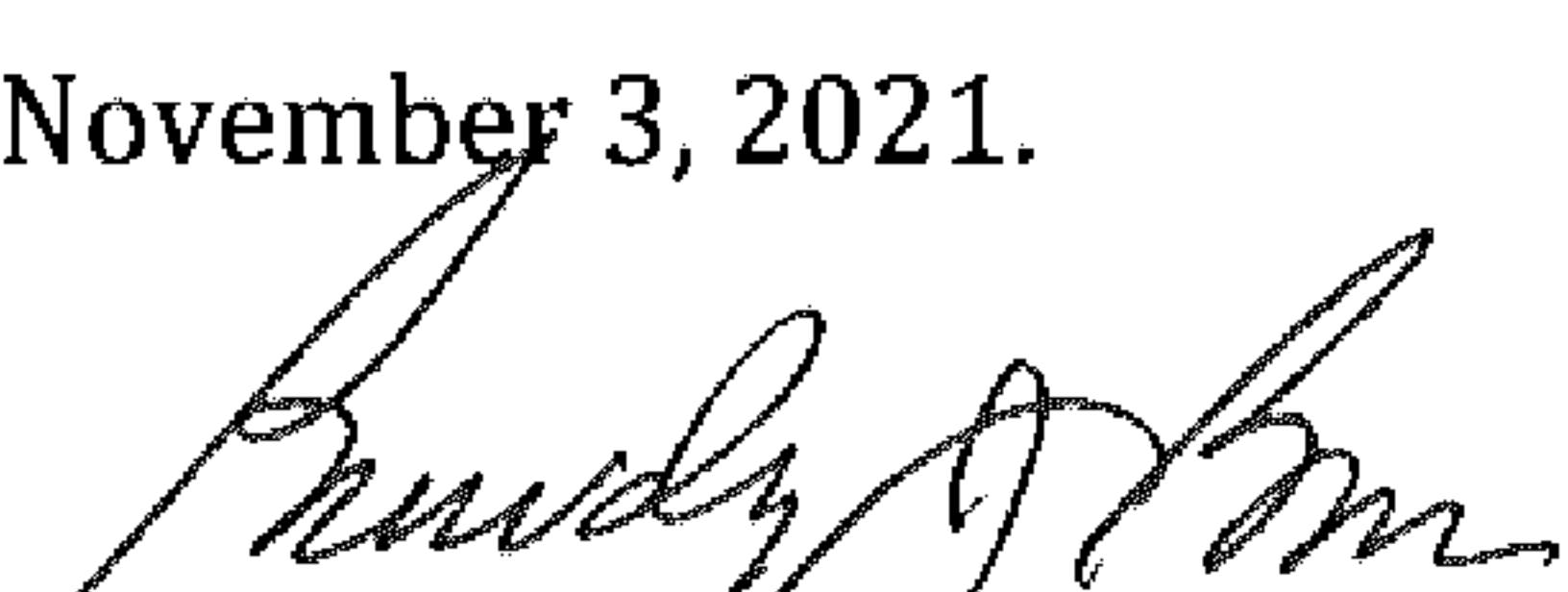
**STATE OF ALABAMA
COUNTY OF MONTGOMERY**

I, the undersigned, a Notary Public in and for said State at Large, do hereby certify that **Tim Sexton and Linda Sexton, Husband and Wife**, whose names are signed to the foregoing instrument, 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.

Given under my hand and official seal on November 3, 2021.

[SEAL]





Bowdy J. Brown

Notary Public

My Commission Expires: 02/15/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/03/2021 10:18:01 AM
\$575.00 JOANN
2021103000532510

