

20211110000543860
11/10/2021 12:02:08 PM
DEEDS 1/2

Send Tax Notice to:

Emily J. Sanders
Aaron Sanders
113 Dunstan Drive
Birmingham, AL 35242

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Sixty Five Thousand and 00/100 Dollars (\$165,000.00)**, 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, **Lauren Brooke Moore, a married woman** (herein referred to as grantor, whether one or more) whose mailing address is 2521 Stonelake Trail, Helena AL 35080 grant, bargain, sell and convey unto **Emily J. Sanders and Aaron Sanders** (herein referred to as grantees) whose mailing address is 113 Dunstan Drive, Birmingham, AL 35242 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 4170 Highway 11, Pelham, AL 35124 to wit:

Lot 79, according to the Survey of Deer Springs Estates, First Addition, as recorded in Map Book 5, Page 55, in the Office of the Judge of Probate 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.

\$123,750.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

Said property does not constitute the homestead of the Grantor or her spouse.

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 9th day of Nov., 2021

Lauren Brooke Moore
Lauren Brooke Moore

STATE OF ALABAMA

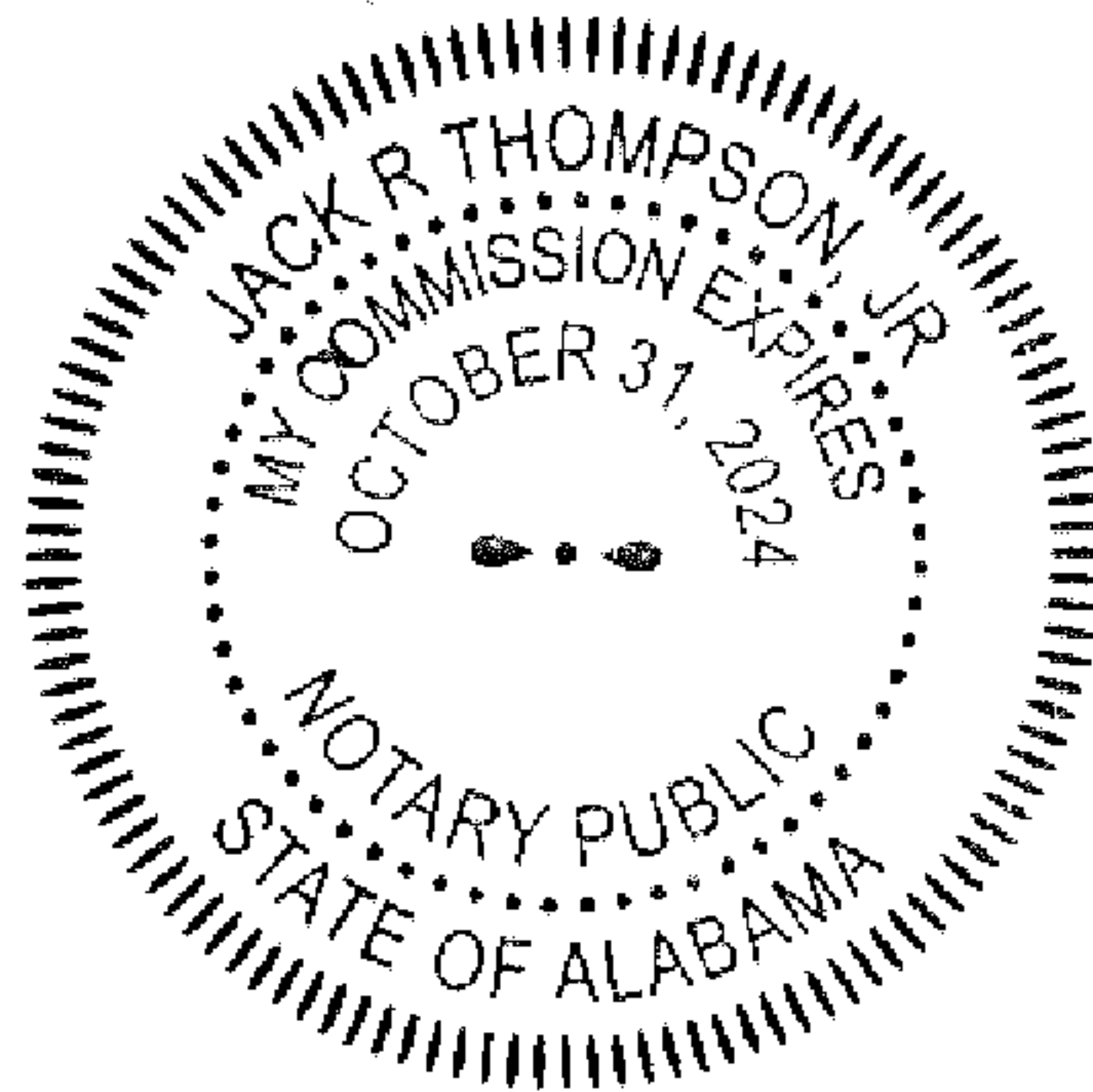
COUNTY OF JEFFERSON

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Lauren Brooke Moore** 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 9th day of Nov., 2021

My Commission Expires: 10/31/2024

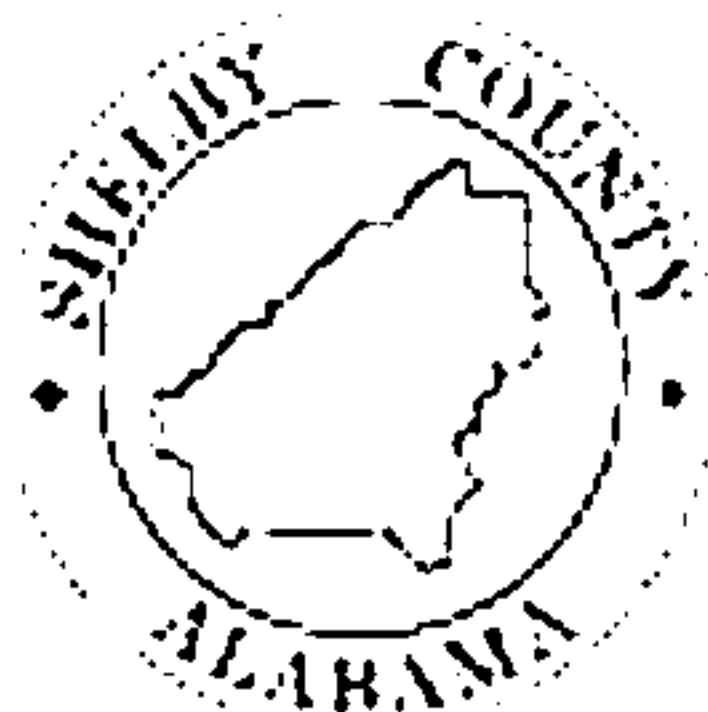
[Signature]
Notary Public



(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. ATB2767



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/10/2021 12:02:08 PM
\$66.50 CHERRY
20211110000543860

Allie S. Bayl