

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

Send Tax Notice To:  
Garry Michael Garzarek  
Ann Haywood Garzarek  
429 Heathersage Road  
Maylene, AL 35114

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Ten Thousand Dollars and No Cents (\$310,000.00) 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

**Angela Kristen Lewis and Dustin Lewis, wife and husband, whose mailing address is:**

1032 Grande View Alabaster, AL 35114

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

**Garry Michael Garzarek and Ann Haywood Garzarek, whose mailing address is:**

**429 Heathersage Road, Maylene, AL 35114**

(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: 429 Heathersage Road, Maylene, AL 35114 to-wit:

Lot 12, according to the Survey of Lacey's Grove Phase I, as recorded in Map Book 35, Page 137, in the Probate Office of Shelby County, Alabama.

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

\$289,750.00 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 10 day of November, 2021.

Angela Kristen Lewis by Attorney-in-Fact Tonya Yarchak  
Angela Kristen Lewis by Attorney-in-Fact, Tonya Yarchak

Dustin Lewis by Attorney-in-Fact Tonya Yarchak  
Dustin Lewis by Attorney-in-Fact, Tonya Yarchak

State of Alabama

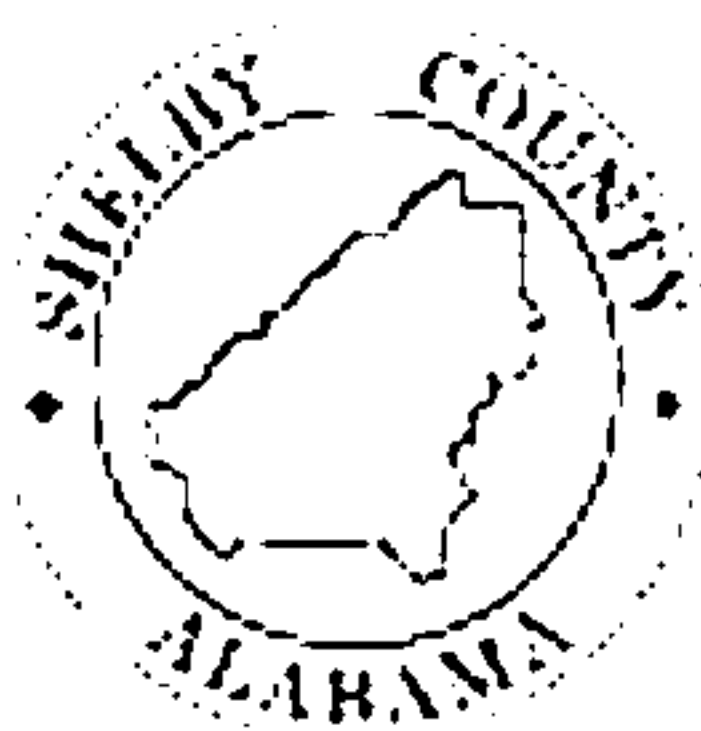
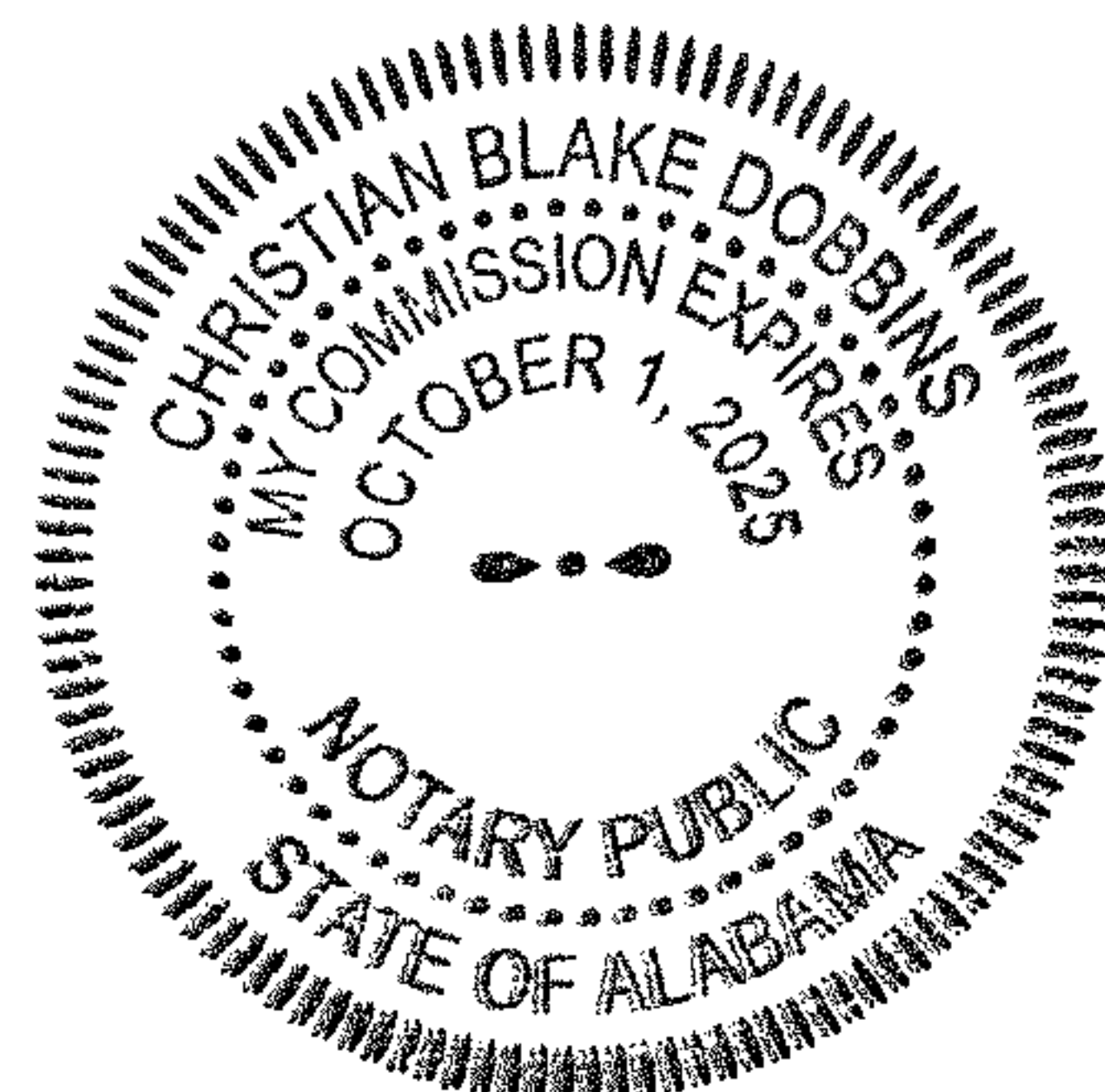
County of Tellson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Angela Kristen Lewis by Attorney-in-Fact, Tonya Yarchak and Dustin Lewis by Attorney-in-Fact, Tonya Yarchak, 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of November, 2021.

[Signature]  
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  
11/17/2021 09:14:06 AM  
\$45.50 JOANN  
20211117000552550

Alli S. Bayl