

205-733-2600
2700 Highway 280 Ste 380E
Birmingham, AL 35223

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2021-1035

Send Tax Notice To:
Hayden Walker
4272 Milner Road E
Hoover, AL 35242

20211117000553440
11/17/2021 11:40:29 AM
DEEDS 1/3

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration FIVE HUNDRED THIRTY SEVEN THOUSAND AND 00/100 (\$537,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **William Edward Dean Jr. and Tomeisha Davis Dean, 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, **Hayden Caverly Walker and Cara Walker**, (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, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 7, according to the Amended Map Final Record Plat of Greystone Farms Milner's Crescent Sector Phase 4, as recorded in Map Book 27, Page 71, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$429,600.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs 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 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES and with GRANTEES' 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the ____ day of November, 2021.

William Edward Dean, Jr.

William Edward Dean, Jr.

Tomeisha Davis Dean

Tomeisha Davis Dean

STATE OF North Carolina)
COUNTY OF Mecklenburg)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **William Edward Dean Jr. and William Edward Dean Jr.** 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 conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11 day of November, 2021.

Cameron Scott Ragland
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires January 4, 2026

[Signature]

NOTARY PUBLIC

My Commission Expires: Jan 4, 2026

