

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Christopher Paul Moebes
Jennifer Ashley Moebes
751 Crider Rd.
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 **Two Hundred Eighty Five Thousand Five Hundred Fifty One Dollars and No Cents (\$285,551.00)** 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

Patricia Cantavespre, Trustee of The Patricia Cantavespre Revocable Trust Agreement, dated September 18, 2008, whose mailing address is:

510 E. Zaragoza Street, Pensacola, FL 32502

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

Christopher Paul Moebes and Jennifer Ashley Moebes, whose mailing address is:

751 Crider 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: 751 Crider Rd., Maylene, AL 35114 to-wit:

Lot 134, according to the Survey of Lacey's Grove Phase 2, as recorded in Map Book 38, Page 19, in the Probate Office of Shelby County, Alabama.

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

\$295,830.00 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 12 day of November, 2021.

THE PATRICIA CANTAVESPRE REVOCABLE TRUST AGREEMENT, DATED SEPTEMBER 18, 2008

Patricia Cantavespre Trustee
Patricia Cantavespre
Trustee

State of Alabama
County of Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia Cantavespre, Trustee of The Patricia Cantavespre Revocable Trust Agreement, dated September 18, 2008, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such with full authority, executed the same voluntarily on said bears date.

Given under my hand and official seal this the 12 day of November, 2021.

Mackenzie Jordan Brown
Notary Public, State of Alabama
Mackenzie Jordan Brown
Printed Name of Notary
My Commission Expires: 8/3/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/24/2021 02:09:19 PM
\$26.00 BRITTANI
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Allie S. Bayl