

Send Tax Notice to:

Howard Steven Mitchell, Sr. and Denise Z. Mitchell
359 Ivy Hills Circle
Calera AL 35040

20211201000572200
12/01/2021 09:13:48 AM
DEEDS 1/2

_____[Space Above This Line for Recording Data]_____

JOINT SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Twenty Five Thousand and 00/100 Dollars (\$225,000.00)** 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 where is acknowledged. I or we, **Patricia S. Ernst, a single woman** referred to as grantor, (whether one or more) whose mailing address is **3516 Stonecreek Pl, Helena, AL 35080** grant, bargain, sell and convey unto **Howard Steven Mitchell, and Denise Z. Mitchell** herein referred to as grantees) whose mailing address **359 Ivy Hills Cir Calera, AL 35040**, 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 of: 359 Ivy Hills Circle, Calera, AL 35040 to wit:

Lot 39, according to the Survey of Old Ivy Subdivision Phase 2, (being a resurvey of portions of Lots 22-32 Tract Fifty One Subdivision Parcel "B" as recorded in Map Book 11, Page 26) as recorded in Map Book 36, Page 6A, and document No. 20051027000561200, in the Office of the Judge of Probate of Shelby County, Alabama
BEING ONE AND THE SAME as that certain description shown on Vesting Deed to Clarence R. Ernst and Patricia S. Ernst being recorded in Instrument No. 20140722000224670 shown as: Lot 39, according to the Survey of Old Ivy Subdivision Phase 2, as recorded in Map Book 36, Page 6 A & B, in the Probate Office 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.

Patricia S. Ernst, grantor herein, is the surviving grantee on that certain deed recorded in Instrument No. 20140722000224672, Clarence R. Ernst having died on or about February 4, 2020

\$180,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

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 30 day of November, 2021

Patricia S Ernst
Patricia S. Ernst

STATE OF Alabama

Tettensaw COUNTY

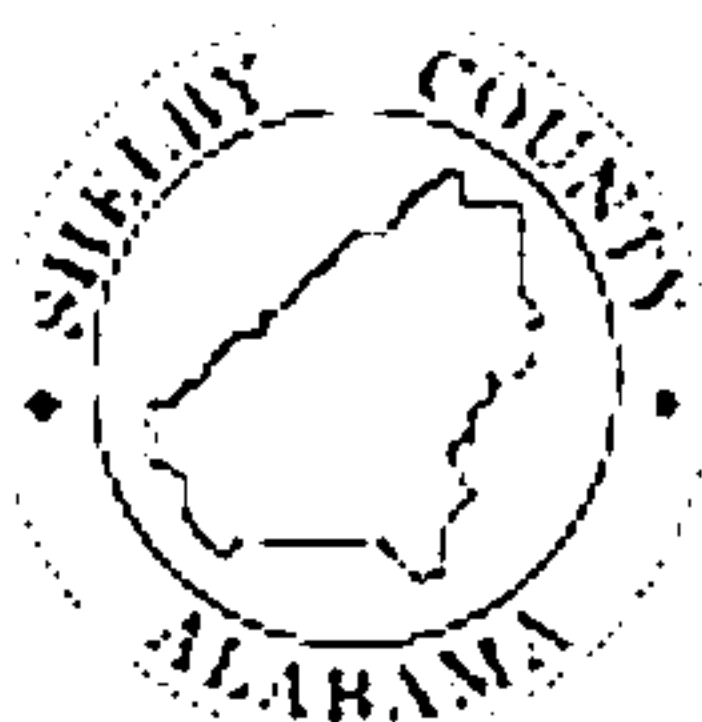
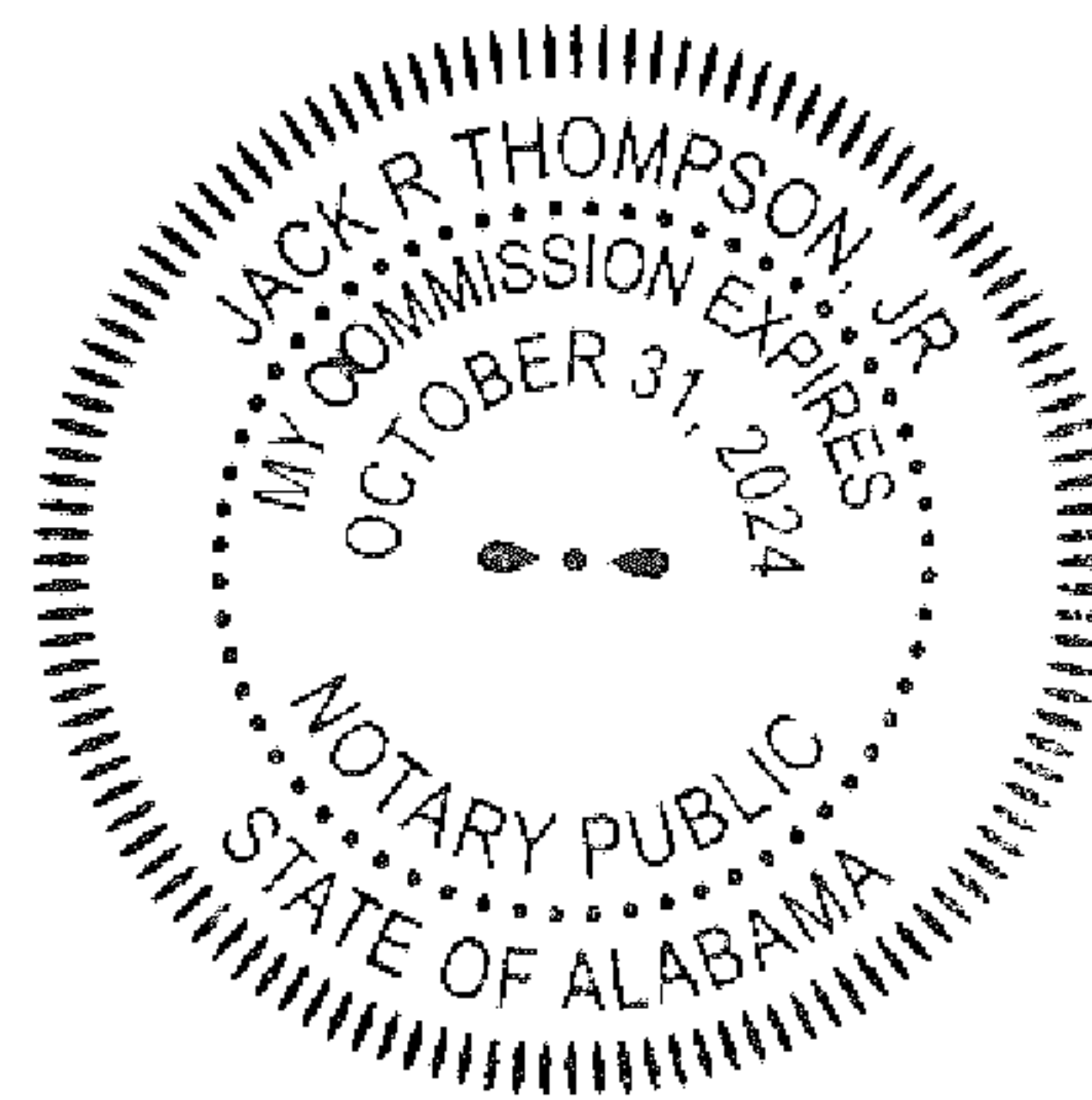
I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Patricia S. Ernst** in fact whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 30th 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
ATB 2886



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2021 09:13:48 AM
\$70.00 JOANN
20211201000572200

Allen S. Bayl